

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59700</u>
FILE #

Single Family **PLANNING CLEARANCE**
(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 532 S. TEAL TAX SCHEDULE NO. 2945-083-18-011

SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800sq'

FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER GREAT NEW HOMES NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 3032 I-70 Bus. Loop NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 434-4616 USE OF ALL EXISTING BLDGS none

(2) APPLICANT GREAT NEW HOMES DESCRIPTION OF WORK & INTENDED USE: New Const.

(2) ADDRESS 3032 I-70 Bus. Loop Single Family Residence

(2) TELEPHONE 434-4616

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions: _____

Maximum Height 28'
 Maximum coverage of lot by structures _____

Census Tract 1401 Traffic Zone 91 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 3/28/97

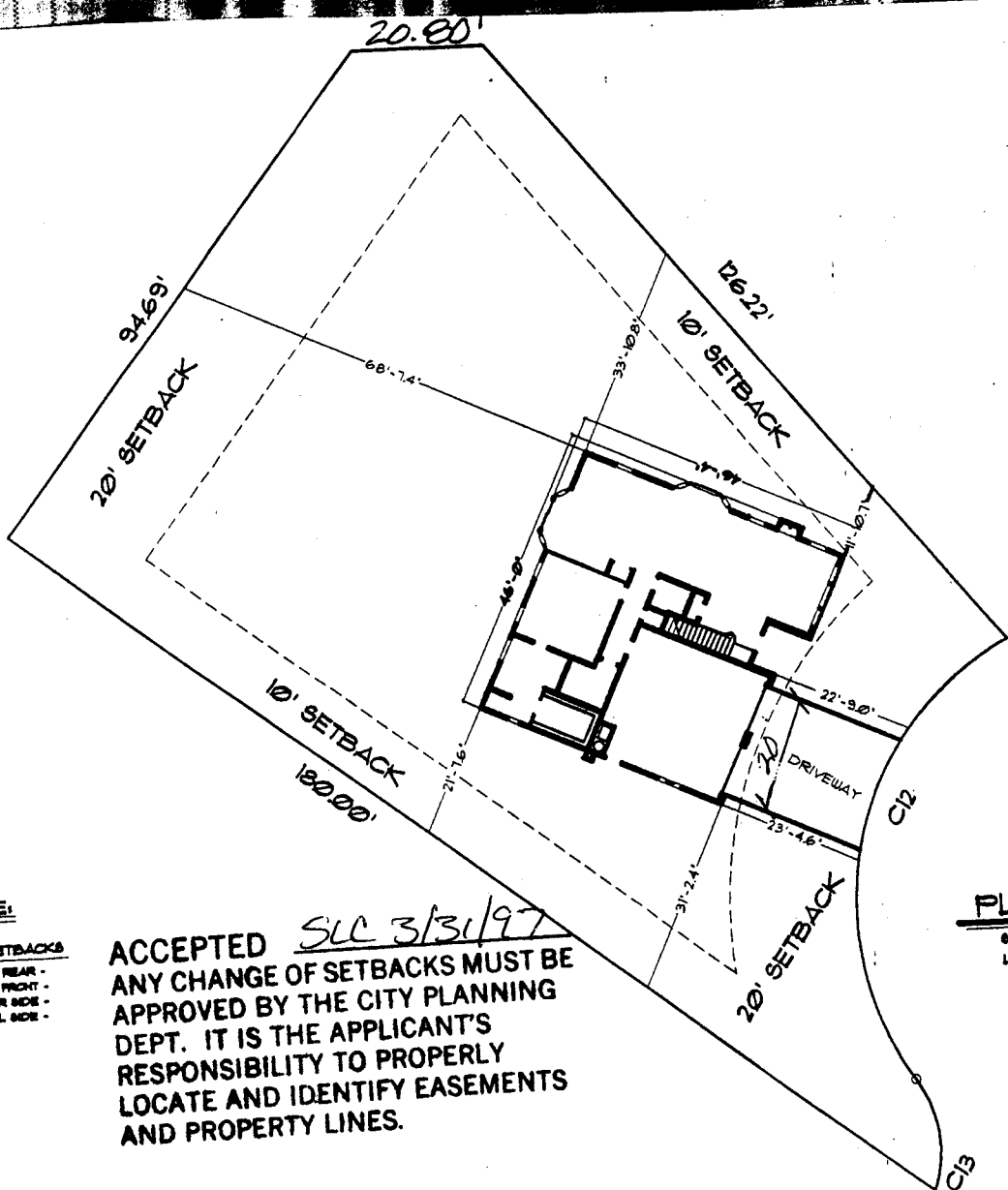
Department Approval [Signature] Date 3/31/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 16051

Utility Accounting [Signature] Date 3/31/97 4-1-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



NOTE:

REQUIRED SETBACKS	
20.00'	- REAR -
20.00'	- FRONT -
10.00'	- R SIDE -
10.00'	- L SIDE -

ACCEPTED *SUC 3/31/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PLOT PLAN

SCALE: 1" = 10'-0"
 LOT 1, PLING (BLDG) SOUTH RM

DRAWING WILL BE KEPT IN ARCHIVE FOR 10 YEARS FROM DATE OF ISSUANCE

OK CA 3/28/97