

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>07471</u>
FILE # <u>CUP-1998-153</u>

3F 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 2710 Eden Ct TAX SCHEDULE NO. 2701-253-07-015
SUBDIVISION Paradise Hills North SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING 7 BLK 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER J.P. White Const Co NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS 3061 Avalon Dr NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE 434-5067 USE OF ALL EXISTING BLDGS _____
(2) APPLICANT owner DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS _____ retaining wall
(2) TELEPHONE _____

✓ 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 RSF-5 Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
Parking Req't Wall is certified by petitioner
Special Conditions: engineer to be hired for site
plan of the certification letter is acceptable
to the Public Works Dept.
Side _____ from PL Rear _____ from PL
Maximum Height _____
Maximum coverage of lot by structures _____
Census Tract 110 Traffic Zone 14 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 Darlene White Date 10-26-98
Department Approval H. Valdez per MP Date 10-26-98
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
Utility Accounting Kaurcan Date 10/26/98

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)