

Planning \$ <u>10</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>04903</u>
FILE #

RESIDENT 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 2322 OS Hwy 6.50 GJ #54 TAX SCHEDULE NO. 2945-052-00-067

SUBDIVISION Mobile City M.H.P. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x76

FILING - BLK - LOT 54 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Jay Cortice NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2322 OS Hwy 6.50 GJ. Spruce St
 (1) TELEPHONE (970) 242-2500

(2) APPLICANT Debbie Bantz USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 2507 Hwy 6.50 GJ. 81505 DESCRIPTION OF WORK & INTENDED USE: set

(2) TELEPHONE (970) 242-2500 manufactured Home / Residence

✓ 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 H0- Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL

Maximum Height _____
 Maximum coverage of lot by structures _____

Parking Req'mt _____
 Special Conditions: Per Park Regulations

Census Tract 9 Traffic Zone 6 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 Debbie Bantz Date 4-21-98

Department Approval Ronnie Edwards Date 4-21-98

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

Utility Accounting Dobi Overholt Date 4-22-98

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)