

Planning \$ <u>10.-</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>292.-</u>

BLDG PERMIT NO. <u>05684</u>
FILE #

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 2510 C. ^{SPRINGSIDE} CT. TAX SCHEDULE NO. 12945-014-42-074

SUBDIVISION SPRINGSIDE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1948

FILING _____ BLK 2 LOT 33 SQ. FT. OF EXISTING BLDG(S) 0-

(1) OWNER DOUBLE YORK. NO. OF DWELLING UNITS
BEFORE: 0 - AFTER: 1 CONSTRUCTION

(1) ADDRESS 529 25 1/2 RD. NO. OF BLDGS ON PARCEL
BEFORE: 0 - AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-1423. USE OF ALL EXISTING BLDGS —

(2) APPLICANT ALCO BUILDING DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 529 25 1/2 RD. TOWNHOMES.

(2) TELEPHONE 242-1423.

✓ 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-8 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 20' from PL

Parking Req'mt 2

Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____

Census Tract 10 Traffic Zone 21 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 6-23-98

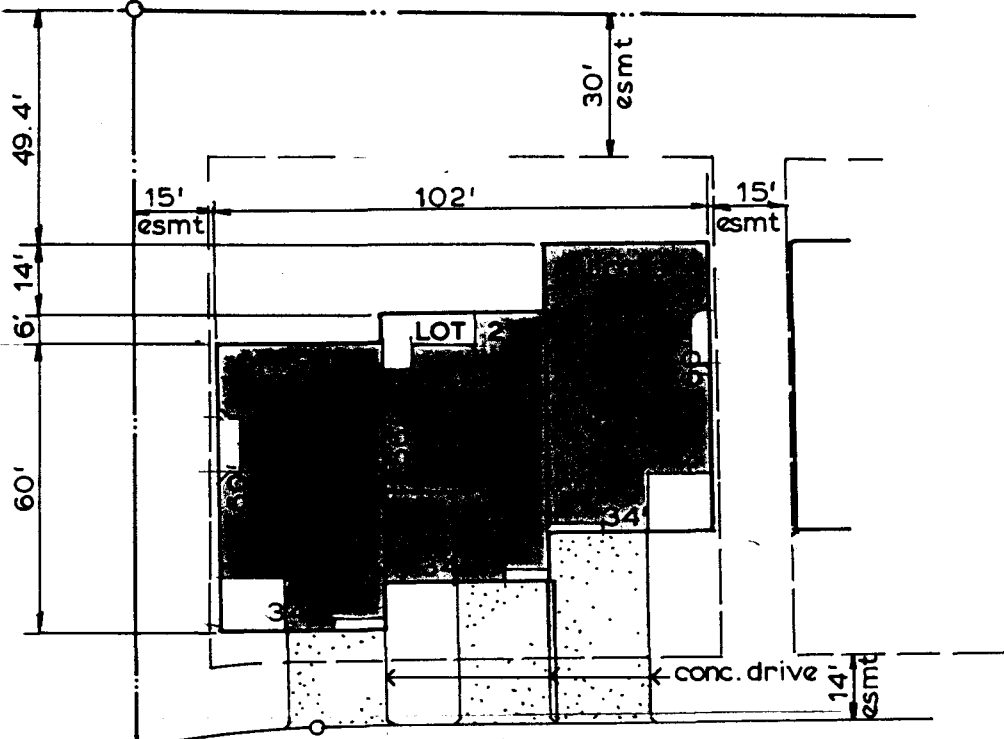
Department Approval [Signature] Date 6-24-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11394

Utility Accounting R. Raymond Date 6/24/98

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)



SPRINGSIDE CT.



PLOT PLAN 1" = 40'-0"

LOTS 1, 2 & 3 (LOTS 4 THRU 13 SAME OR SIMILAR)
SPRINGSIDE TOWNHOMES, GRAND JUNCTION, CO

ACCEPTED *6-24-98 SLC*
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.

TRIPLEX CONFIGURATION
(MARC E. MAURER, DESIGNER)
ALCO BUILDING CO. INC.

242-1423

*DRIVEWAY LOCATED O.K.
see sketch
6/12/98*