

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

BLDG PERMIT NO. <u>U4355</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 2425 Teller Ave TAX SCHEDULE NO. 2945-131-04-001
 SUBDIVISION Teller Arms SQ. FT. OF PROPOSED BLDG(S)/ADDITION 350 sqft.
 FILING BLK 3 LOT 1-9 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER James Donnell NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 2361 Rang Rd NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION
 (1) TELEPHONE 242 6589 USE OF ALL EXISTING BLDGS Care Center
 (2) APPLICANT ~~James Donnell~~ DESCRIPTION OF WORK & INTENDED USE: 62260
 (2) ADDRESS G. J. Cove Center SAME
 (2) TELEPHONE 243 3387 for residence at Grand JCT Care Center

✓ 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 RMF-16 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 20' from PL Special Conditions: _____
 Maximum Height 36'
 Maximum coverage of lot by structures 50% Census Tract 7 Traffic Zone 38 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.

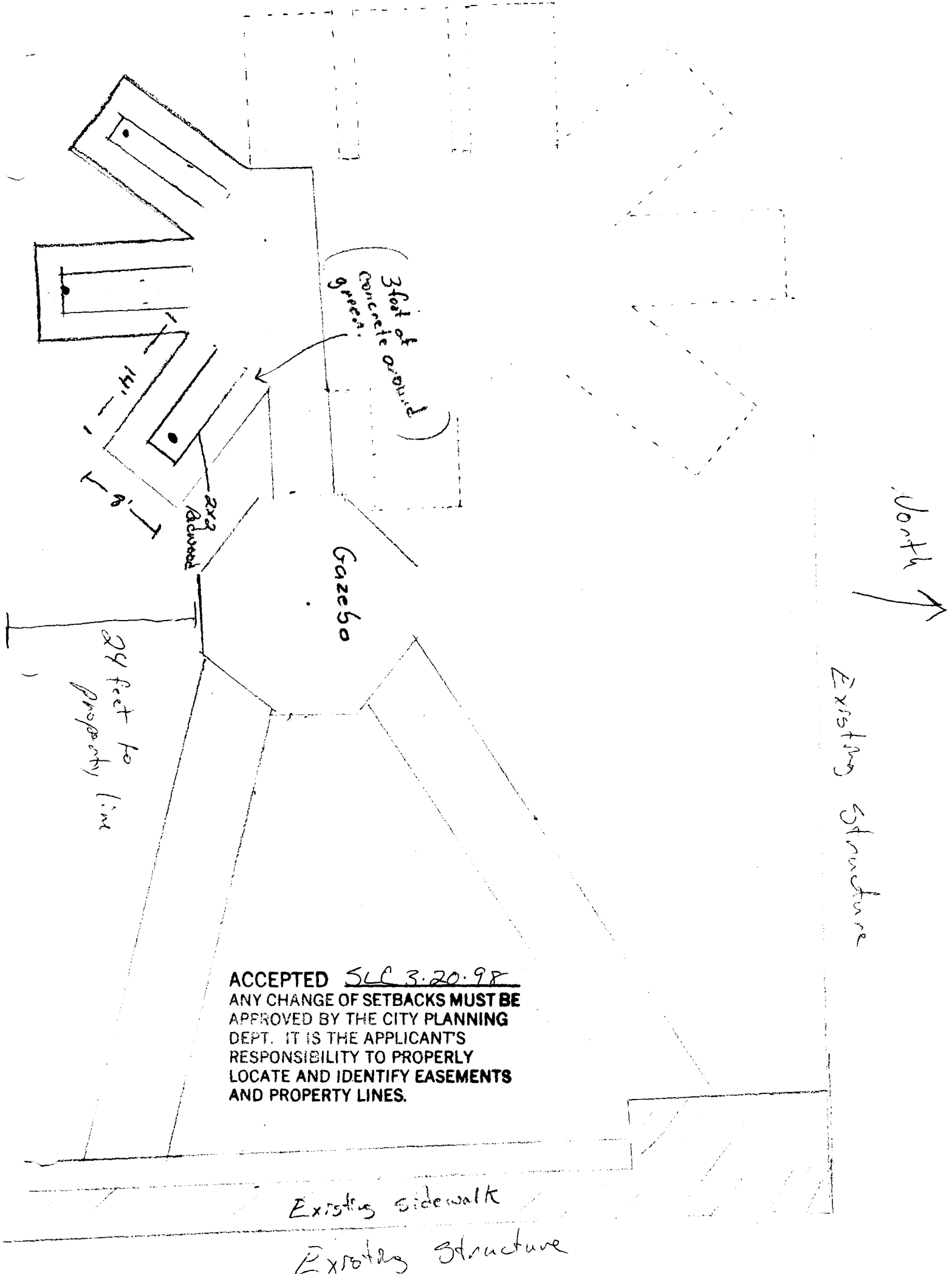
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 James Donnell Date 3/17/98
 Department Approval Antonia Costello Date 3-20-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Tracy Hulse Date 3/20/98

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)



ACCEPTED SLC 3.20.98
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.