Planning \$	10.00	Drainage \$ \(\mathcal{V} \mathcal{A} \)
TCP\$	NA	School Impact \$ NA

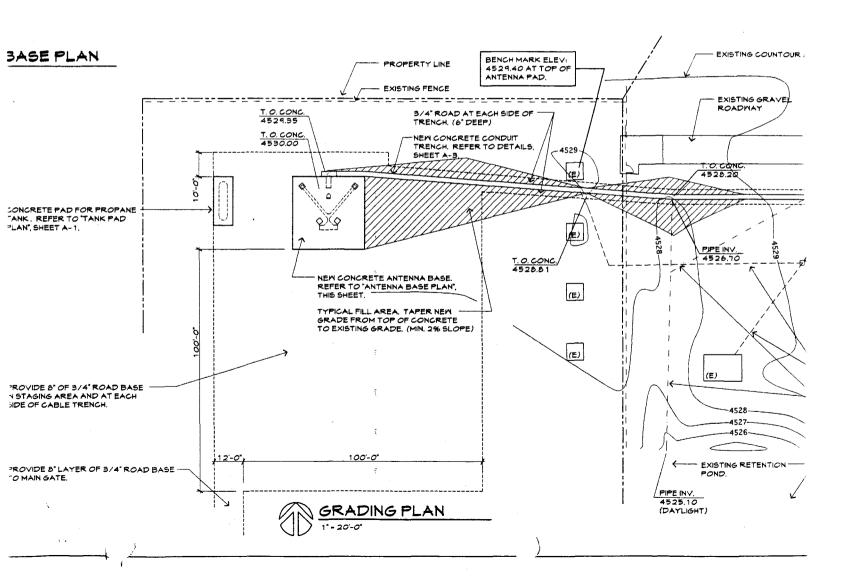
BLDG PERMIT NO. 63667

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

<u>Grand Junction Community Development Department</u>

BLDG ADDRESS 787 Valley Ct	TAX SCHEDULE NO. $2697-361-03-015$		
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION		
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)		
OWNER BE american	NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION		
(1) ADDRESS 787 Valley CT	NO. OF BLDGS ON PARCEL		
(1) TELEPHONE <u>841-8300</u>	BEFORE: AFTER: CONSTRUCTION		
(2) APPLICANT Delbert McCline Constr.	USE OF ALL EXISTING BLDGS		
2) ADDRESS 2510 S. Bdwy	DESCRIPTION OF WORK & INTENDED USE:		
(2) TELEPHONE <u>245</u> 2938	Foundation Ex Satilitée disn		
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.			
FAT THIS SECTION TO BE COMPLETED B	Y COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO		
ZONE	Landscaping / Screening Required: YES NO		
SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater	Parking Req'mt		
	Special Conditions:		
Side from PL Rear from PL			
Maximum Height			
Maximum coverage of lot by structures	Cenusus Tract Traffic Zone Annx #		
The structure authorized by this application cannot be oc of Occupancy has been issued by the Building Departm in the public right-of-way must be guaranteed prior to issu must be completed or guaranteed prior to issuance of a	ed, in writing, by the Community Development Department Director. cupied until a final inspection has been completed and a Certificate ent (Section 307, Uniform Building Code). Required improvements ance of a Planning Clearance. All other required site improvements Certificate of Occupancy. Any landscaping required by this permit in. The replacement of any vegetation materials that die or are in an development Code.		
Four (4) sets of final construction drawings must be subm Clearance. One stamped set must be available on the ju	itted and stamped by City Engineering prior to issuing the Planning ob site at all times.		
	the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).		
Applicant's Signature Cuurc Day	Date 126-08		
Department Approval Miller Maller Date 1/26/98			
Additional water and/or sewer tap fee(s) are required: YESNO W/O Nd/7/26-7/005			
Utility Accounting CRulindson	Date 1- 26-98		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)			
(White: Planning) (Yellow: Customer) (Pin			



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