

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>72908</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

49822-5147

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1350 N. 20th St.
 SUBDIVISION Arcadia Village
 FILING _____ BLK 17 LOT 006

TAX SCHEDULE NO. 2945-124-17-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x24 = 576 sq. ft.

SQ. FT. OF EXISTING BLDG(S) _____

OWNER DANIEL J. DUWER
 ADDRESS 1350 N 20TH ST.
 TELEPHONE 254-0442

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT DANIEL J. DUWER
 ADDRESS SAME
 TELEPHONE SAME

USE OF ALL EXISTING BLDGS residential
 DESCRIPTION OF WORK & INTENDED USE: _____
EXPANSE

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-8

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: 20' from Property Line (PL) or
45' from center of ROW, whichever is greater
 SIDE: 3' from PL REAR: 3' from PL

PARKING REQUIREMENT: _____

MAXIMUM HEIGHT 32'

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES 45%

CENSUS TRACT 5 TRAFFIC ZONE 33 ANNEX _____

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 Grand Junction 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 Daniel J. Duwer

Date 11/15/99

Department Approval [Signature]

Date 11/15/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-15-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

