

Parks/Open Space Fee: \$225

Planning \$	—	Drainage \$	352.75
TCP \$	500.00	School Impact \$	292.00

BLDG PERMIT NO.	68862
FILE #	SPR-1998-186

### PLANNING CLEARANCE

1369.75

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1330 Elm Ave TAX SCHEDULE NO. 2945 - 123 - 13 - 023

SUBDIVISION Prospect Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960 - 1040  
*East 6' of lot 21*

FILING BLK 2 LOT West 59.25 feet of lot 20 SQ. FT. OF EXISTING BLDG(S) 1344

(1) OWNER Tom Black NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) ADDRESS 1330 Elm Ave G.S. 81501

(1) TELEPHONE (970) 257-7367 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 CONSTRUCTION

(2) APPLICANT Tom Black USE OF ALL EXISTING BLDGS Residential

(2) ADDRESS 1330 Elm Ave G.S. 81501 DESCRIPTION OF WORK & INTENDED USE: Build additional  
residence on property.

(2) TELEPHONE (970) 257-7367

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-32 Landscaping / Screening Required: YES  NO

SETBACKS: Front 20 from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10 from PL Rear 20 from PL

Parking Req'mt 2 spaces

Special Conditions: See Site Plan

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Census Tract 6 Traffic Zone 31 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 10/6/98

Department Approval [Signature] Date 12/3/98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11860

Utility Accounting [Signature] Date 1/15/99

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)