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|-------------------------|----------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>NA</u> |
| TCP \$ <u>NA</u> | School Impact \$ <u>NA</u> |

(E)

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|------------------------------|
| BLDG PERMIT NO. <u>72048</u> |
| FILE # |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

13808-9626

BUILDING ADDRESS 728 Horizon Dr

SUBDIVISION Pardee Heights

FILING _____ BLK B LOT 4

OWNER Feeley Family Limited Partnership

ADDRESS 728 Horizon Dr.

TELEPHONE 958-1333

APPLICANT D&K Construction Management, Inc.

ADDRESS 1414 Hawk Parkway Suite B

TELEPHONE (970) 249-7139

THIS SECTION TO BE COMPLETED BY APPLICANT

2701-36400106

TAX SCHEDULE NO. ~~24-1084915~~

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SQ. FT OF EXISTING BLDG(S) @ 30,000

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: exterior remodel
existing model including roof, stucco & carpet
remodel

✓ 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 H10

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT NA Remodel Only

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 10 TRAFFIC ZONE 21 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 [Signature] D&K Construction Management, Inc. Date 8-23-99

Department Approval [Signature] Date 9/23/99

| | | | |
|--|-----|-----------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <u>NO</u> | W/O No. |
| Utility Accounting <u>[Signature]</u> | | | Date <u>8-23-99</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)