

Planning \$ <u>Pd.</u>	Drainage \$ <u>0</u>
TCP \$ <u>800.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>70967</u>
FILE # <u>SPR-1999-157</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

copy original in file
LA

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2373 RAHA ROAD

TAX SCHEDULE NO. 2945-174-37-001

SUBDIVISION RIDGES - Filing GC

SQ. FT. OF PROPOSED BLDG(S) ~~ADDITION~~ 3500 s.f. incl. garage

FILING Filing GC BLK 13 LOT 1A

SQ. FT OF EXISTING BLDG(S) -

OWNER LELAND and TERI LINDAUER

NO. OF DWELLING UNITS: BEFORE 0 AFTER 2
CONSTRUCTION

ADDRESS 2207 DAKOTA DRIVE / Gr. Jct. 81503

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE (970) 245-0802

USE OF ALL EXISTING BLDGS -

APPLICANT OWNER (SAME)

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS _____

Duplex' townhomes' one building, 2 units

TELEPHONE _____

✓ 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 PR-4

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: 0-10' from PL REAR: 10' from PL

PARKING REQUIREMENT: 2.2 spaces/unit

MAXIMUM HEIGHT 25'

SPECIAL CONDITIONS: See covenants for side yard setbacks.

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 1401 TRAFFIC ZONE 96 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]

Date 6.15.99

Department Approval [Signature]

Date 6-25-99

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>12429</u>
City Accounting <u>[Signature]</u>	Date <u>6/25/99</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)