

Planning \$ Paid	Drainage \$ -
TCP \$ 1,000.00	School Impact \$ -

BLDG PERMIT NO. 68271
FILE # SPR-1998-196

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2342 Rattlesnake Ct A & B TAX SCHEDULE NO. 2945-202-19-015

SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1350 + 1350sq ft

FILING 5 BLK 25 LOT 15A SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Lloyd, Gray, & Retherford NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) ADDRESS 2340 Rattlesnake, G.J., 81503 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 1-970-243-9834

(2) APPLICANT Claudia Gray USE OF ALL EXISTING BLDGS residential

(2) ADDRESS 1427 O Road, Loma, CO 81524 DESCRIPTION OF WORK & INTENDED USE: new

(2) TELEPHONE 1-970-858-4008 construction of 2 townhouses

✓ 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 PD4 Landscaping / Screening Required: YES NO

SETBACKS: Front 20' from Property Line (PL) or from center of ROW, whichever is greater Parking Req'mt requires 2 car garage + 2 paved per unit.

Side 10' from PL Rear 10' from PL Special Conditions: -

Maximum Height 25'

Maximum coverage of lot by structures Census Tract Traffic Zone 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 Patricia Lloyd Date 10/16/98

Department Approval Lou V. Brown Date 11/25/98 p.u. 1/7/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11847 SWR

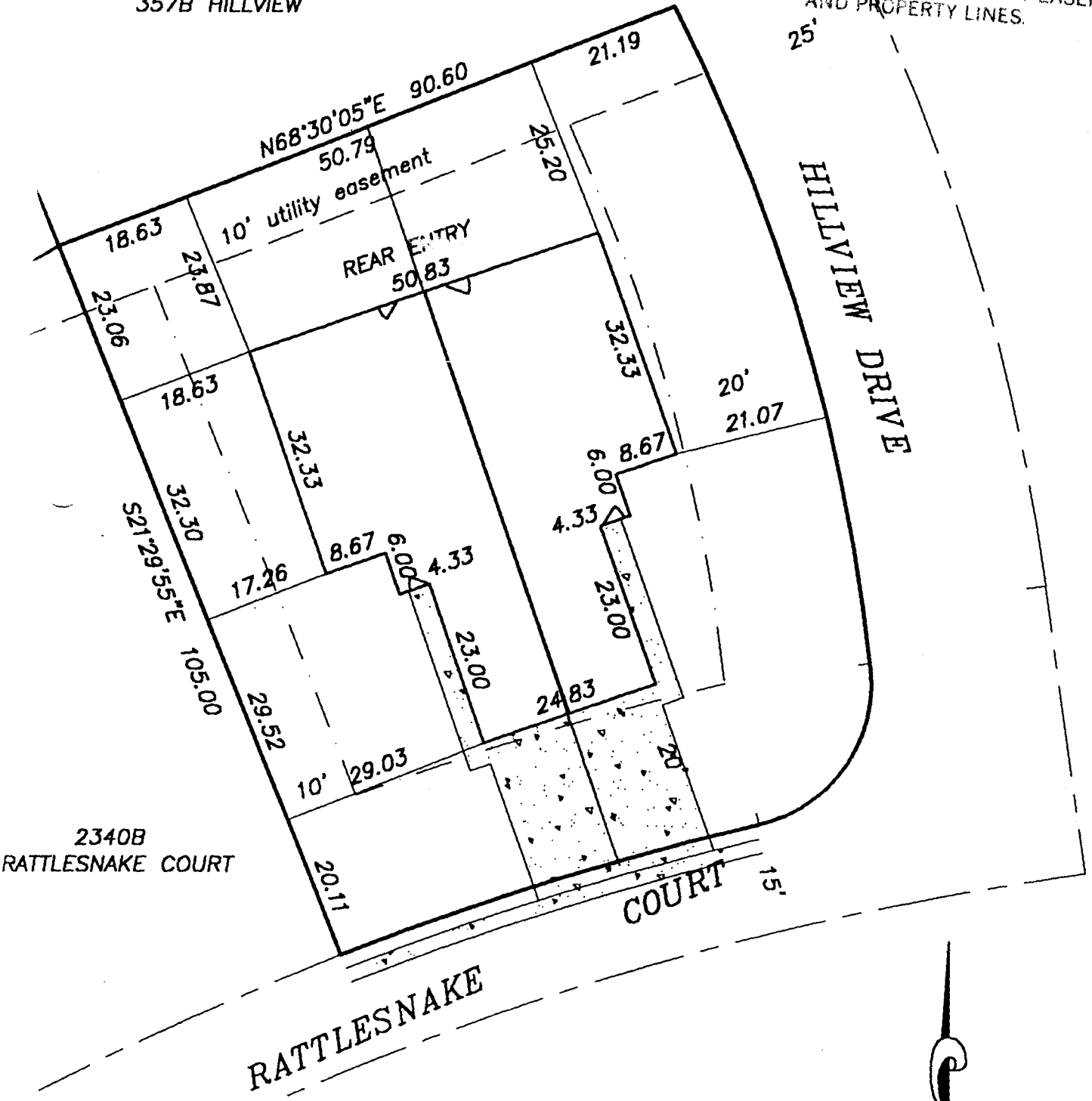
Utility Accounting Patricia Lloyd Date 1/8/99 11846 WTR

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)

ACCEPTED KV 1-6-99 per L
ANY CHANGES TO NETWORKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

357B HILLVIEW



NOTES:

1. ZONING - PD4
2. ALL UTILITIES ARE IN THE STREETS
3. TOTAL AREA = 0.22 ACRES

