

Planning \$ Pd.	Drainage \$ NONE
TCP \$ <del>2,100.00</del> 900.00	School Impact \$ <del>2,044.00</del> 876.00 LVB

Lori

BLDG PERMIT NO. 70583
FILE # SPR-1999-067

## PLANNING CLEARANCE

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

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\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS 1150 Santa Clara Ave TAX SCHEDULE NO. 2945-234-10-002

SUBDIVISION Elvalee SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7455 feet

FILING n/a BLK n/a LOT 2 SQ. FT. OF EXISTING BLDG(S) n/a

(1) OWNER Casas Del Tierra Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 7 CONSTRUCTION

(1) ADDRESS 2239 Rimrock Rd. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-241-4000 USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Ken Heitt DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
2239 Rimrock Rd.  
 (2) ADDRESS Grand Junction, Co. 81503 Construction of a 7 unit multi family building

(2) TELEPHONE 970-241-4000

✓ 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-16 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front ~~45~~ 45' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 14 spaces

Side 10' from PL Rear 20' from PL Special Conditions: phased project; this is 1<sup>st</sup> phase  
3 units

Maximum Height 36' Census Tract 13 Traffic Zone 80 Annx # \_\_\_\_\_

Maximum coverage of lot by structures 50%

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 Kenneth Heitt Date March 5, 1999

Department Approval Lori V. Bomer Date May 25, 1999

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12247/48/99

Utility Accounting [Signature] Date 5/28/99

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)