

Planning \$ <u>10</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>292</u>

BLDG PERMIT NO. <u>68615?</u>
FILE #



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 2550. A SPRINGSIDE TAX SCHEDULE NO. 2945-01A-42-021
CT.

SUBDIVISION SPRINGSIDE # A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1425.

FILING _____ BLK 4 LOT 5. SQ. FT. OF EXISTING BLDG(S) 1425.

(1) OWNER DOUBLE VOUC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 529 25 1/2 RD. B109 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-1423. USE OF ALL EXISTING BLDGS 0 -

(2) APPLICANT ALCO BUILDING CO. DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 529 25 1/2 RD. TOWNHOMES

(2) TELEPHONE 242-1423. B109

✓ 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 PR8 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 20' from PL

Parking Req'mt 2

Special Conditions: Setbacks are from Bldg pad/lot line to the perimeter prop. lines of project.

Maximum Height _____

Maximum coverage of lot by structures _____

Census Tract 10 Traffic Zone 21 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 BOB TURNER Date 1-26-99.

Department Approval Ante Costello Date 2-10-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11924 7188551

Utility Accounting Chris Anderson Date 2-10-99

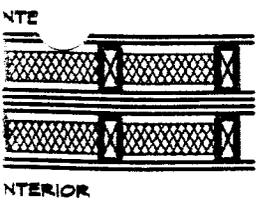
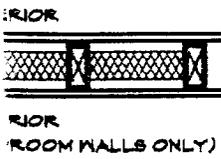
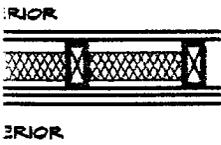
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOT TO SCALE - INFORM

ACCEPTED *SLC 2-10-99*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Wall
 sections
 (not to Scale.)



*Drive OK
 Truck Down
 2-10-99*

