

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 SPRINGSIDE ST. TAX SCHEDULE NO. 1945-014-A2-021
SUBDIVISION SPRINGSIDE #OC SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1425
FILING _____ BLK A LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER DOUBLE YORK NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 CONSTRUCTION
(1) ADDRESS 529 25 1/2 RD.
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION
(1) TELEPHONE 242-1423
USE OF ALL EXISTING BLDGS 0
(2) APPLICANT ALCO BUILDING DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS 529 25 1/2 RD.
(2) TELEPHONE 242-1423 TOYHONES

✓ 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 8 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 proj.
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).

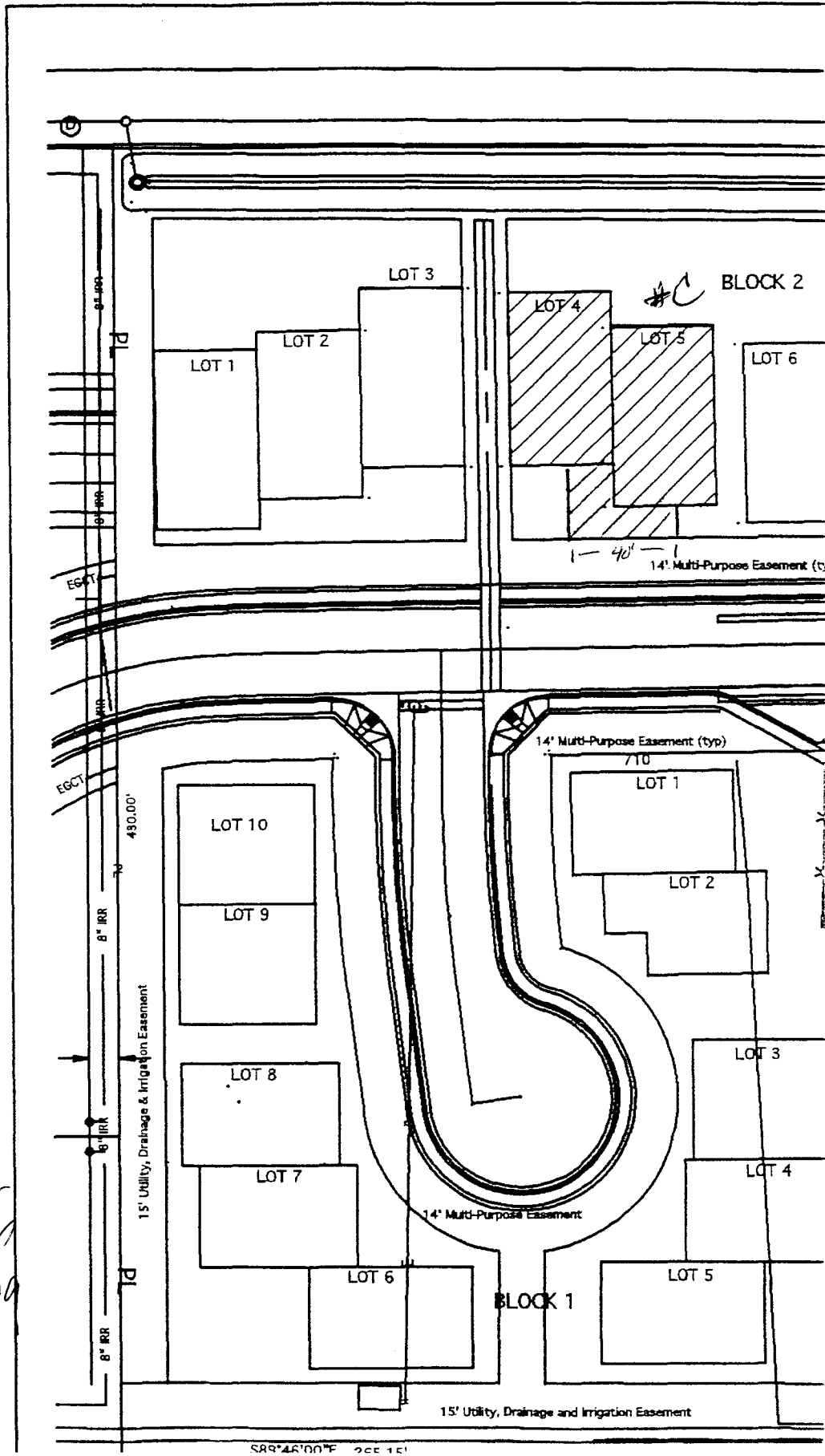
Applicant's Signature BOB TURNER Date 1-26-99
Department Approval Anta Costello Date 2-10-99
Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 11925728855/
Utility Accounting Richard D. Date 2-10-99

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)

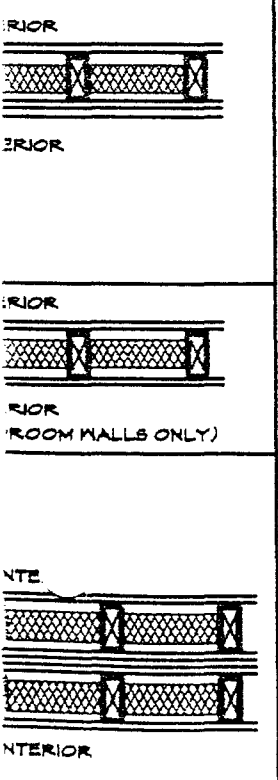
NOT TO SCALE - INFORM

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.



*Revised
 Tech Down
 2-10-99*

**Wall
 sections
 (not to Scale.)**



589'46'00" SEE 10'