Planning \$	10 00	Drainage \$
TCP\$	50000	School Impact \$ 29200

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO.	73942
-FILE#	

PLANNING CLEARANCE

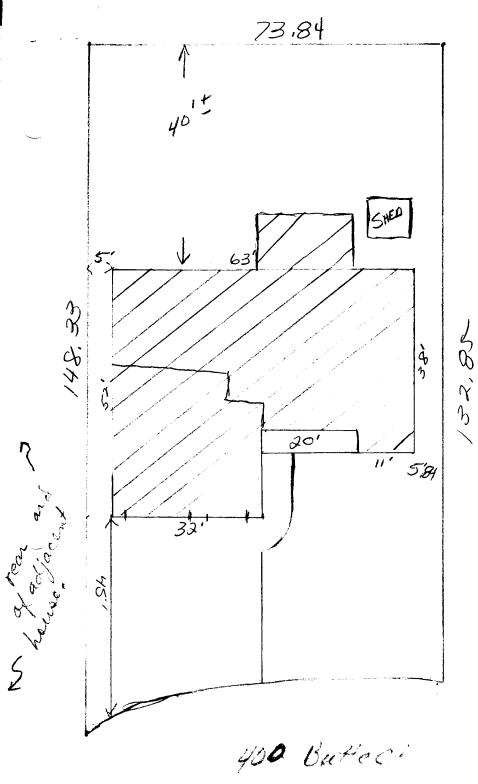
PLANNING CLEARANCE Single Facilities plan review, multi-family development, non-residential development) **Grand Junction Community Development Department**

 $^{\text{\tiny{IS}}}$ This section to be completed by applicant $^{\text{\tiny{SO}}}$

BUILDING ADDRESS 400 BUTTE CT	TAX SCHEDULE NO. 2945-174-42-002			
	250. FT. OF PROPOSED BLDG(S)/ADDITION 1826			
FILING 2 BLK 2 LOT 2	SQ. FT OF EXISTING BLDG(S)			
OWNER MARK TORNES ADDRESS 446 N22 ND ST # 2 TELEPHONE 263-0402	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION USE OF ALL EXISTING BLDGS			
APPLICANT SAME AS OWNER	DESCRIPTION OF WORK & INTENDED USE: NEW House			
ADDRESS				
TELEPHONE Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.				
** THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF			
20NE	LANDSCAPING/SCREENING REQUIRED: YESNO			
SETBACKS: FRONT: 20 from Property Line (PL) or	PARKING REQUIREMENT:			
from center of ROW, whichever is greater SIDE: from PL REAR: from PL	SPECIAL CONDITIONS:			
MAXIMUM HEIGHT 28 '				
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT 1401 TRAFFIC ZONE 96 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 Grand Junction Zoning and Development Code.				
Four (4) sets of final construction drawings must be submitted and some stamped set must be available on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.			
	nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include			
Applicant's Signature Mull Journal	Date 2-24-00			
Department Approval Ronnie Glulaus	Date 2-24-00 Date 2-29-00			
dditional water and/or sewer tap fee(s) are required: YES	Nd W/O No. 1289C			
Utility Accounting State Consult	O = 2/29/90			
VALID FOR SIX MONTHS FROM DATE OF ISSHANCE (Section 9-3-2C Grand Junction Zoning and Development Code)				

(Pink: Building Department)

(Goldenrod: Utility Accounting)



Drivenar OK
Erro 2/24/00

ACCEPTED Some

ANY CHANGE OF SETBACKS MUSICAL

APPROVED BY THE CITY PLANNING

DEPT. IT IS THE APPLICANT'S

RESPONSIBILITY TO PROPERLY

LOCATE AND IDENTIFY EASEMENTS

AND PROPERTY LINES.