

Planning \$ <u>0</u>	Drainage \$ <u>968</u>
TCF \$ <u>1100</u>	School Impact \$ <u>0</u>

AW

R' BLDG PERMIT NO. <u>81722</u>
FILE # <u>SPP-2000-041</u>

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 639 NORTH 4TH STREET TAX SCHEDULE NO. 2945-142-27-007

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3300

FILING _____ BLK 53 LOT 14-15-16 SQ. FT. OF EXISTING BLDG(S) 1400

(1) OWNER GARY L. & JOAN H. VANDERWOOD NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 4 CONSTRUCTION

(1) ADDRESS 2259 TIFFANY DR.- G.J., CO

(1) TELEPHONE 242-0636 NO. OF BLDGS ON PARCEL +2 CARPORTS
 BEFORE: 2 AFTER: 1/ CONSTRUCTION

(2) APPLICANT GARY L. VANDERWOOD USE OF ALL EXISTING BLDGS 1 FAMILY RESIDENCE & GARAGE

(2) ADDRESS 124 NORTH 6TH ST.- G.J., CO DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 242-0845 BUILD MULTI-FAMILY (4 PLEX) RESIDENTIAL UNIT

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

AS PER SITE PLAN APPROVED 03/28/01

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-44 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt 12 spaces

Side _____ from PL Rear _____ from PL
 Special Conditions: _____

Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract 1 Traffic Zone 35 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 GARY L. VANDERWOOD Date 6 MARCH 2000

Department Approval [Signature] Date 03/28/01

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 100000

Utility Accounting [Signature] Date 9/27/01

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