

Planning \$ <u>A</u>	Drainage \$ <u>A</u>
TCP \$ <u>A</u>	School Impact \$ <u>A</u>

AA

BUILDING PERMIT NO. <u>82625</u>
FILE # <u>MSP-2001-231</u>

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3260 N. 12<sup>th</sup> TAX SCHEDULE NO. 2945-013-13-001  
 SUBDIVISION HILTOP MINOR SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900  
 FILING 1 BLK 13 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 OWNER HOLIDAY RETIREMENT CORP. NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 ADDRESS P.O. Box 1411 SALEM OR. CONSTRUCTION  
 TELEPHONE (503) 370-7071 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4  
 APPLICANT G.C.M. ENTERPRISES INC. USE OF ALL EXISTING BLDGS RESIDENTIAL  
 ADDRESS 566 S. WESTGATE CT JCT OF 10 GAR GARAGE FOR DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION  
 TELEPHONE 248-0025 RESIDENT'S USE  
 ✓ 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-24 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X  
 SETBACKS: FRONT: 25' from Property Line (PL) or \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 3' from PL REAR: 5' from PL PARKING REQUIREMENT: \_\_\_\_\_  
 MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 80% CENSUS TRACT 10 TRAFFIC ZONE 21 ANNEX \_\_\_\_\_

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 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 [Signature] Date 11-9-01  
 Department Approval [Signature] Date 12/10/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>Existing Prem</u>
Utility Accounting	<u>Kate Elsbury</u>		Date <u>12/10/01</u> # <u>9336</u>

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

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