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|-------------------------|---------------------------|
| Planning \$ <u>1000</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>—</u> | School Impact \$ <u>—</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>78692</u> |
| FILE # _____ |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

Single family

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 4280 Applewood CT TAX SCHEDULE NO. 2945-011-70-005

SUBDIVISION VISTA DEL NOR. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400 sqft

FILING _____ BLK _____ LOT 5 SQ. FT OF EXISTING BLDG(S) Home 2056 garage 1198 sqft

OWNER Emmitt Pittman NO. OF DWELLING UNITS: BEFORE 1 AFTER 2

ADDRESS 4280 Applewood CT CONSTRUCTION

TELEPHONE 243-3847 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2

APPLICANT Emmitt Pittman USE OF ALL EXISTING BLDGS _____

ADDRESS 4280 Applewood CT DESCRIPTION OF WORK & INTENDED USE: ADD 400 sqft

TELEPHONE 243-3847 TO GARAGE WORK SHOP

✓ 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 PD LANDSCAPING/SCREENING REQUIRED: YES _____ NO A

SETBACKS: FRONT: 20' from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 15' from PL PARKING REQUIREMENT: _____

MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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.

8 1/2 x 11 site plan
 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 Emmitt & Pittman Date 2-15-01

Department Approval Mishi Mazon Date 2/16/01

| | | | |
|--------------------------------------------------------|-----|-------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
|--------------------------------------------------------|-----|-------------|---------------|

| | |
|-----------------------------------------|---------------------|
| Utility Accounting <u>Debi Overholt</u> | Date <u>2/16/01</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)

