

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>80026</u>
FILE # <u>SPR-2001-014</u>

PLANNING CLEARANCE

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

retaining wall - AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 722 Horizon Drive
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Lipson III Properties
 ADDRESS 2249 Broadway GJ Colo
 TELEPHONE (970) 242-5857
 APPLICANT All Around Const. Inc
 ADDRESS 1544 14 RD Loma Colo
 TELEPHONE 970 858-0927

TAX SCHEDULE NO. 2701-364-00-109
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: Block Retaining wall 3' to 7' tall

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 C-1
 SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10' from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Retaining wall only approved per site plan.
 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]
 Department Approval [Signature]

Date 8-14-01
 Date 8-14-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Holt</u>		Date <u>8/14/01</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)

Planning \$ <u>10.00</u>	Drainag: <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

Roanne

PLANNING PERMIT NO. 83295 <u>83295</u>
FILE # <u>SPR-2001-014</u>

Temp. C.O. to 7/8/02

PLANNING CLEARANCE

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

retaining wall - AC #

THIS SECTION TO BE COMPLETED BY APPLICANT

#83295

BUILDING ADDRESS 722 Horizon Drive

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Lipson III Properties

ADDRESS 2249 Broadway GT Colo

TELEPHONE (970) 242-5857

APPLICANT All Around Const. Inc

ADDRESS 1544 14 RD Loma Colo

TELEPHONE 970 858-0927 *Pat Rushing*

TAX SCHEDULE NO. 2701-364-00-109

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

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
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 CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: Block
Retaining wall 3' to 7' tall

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980-0568 cell

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater

SIDE: Ø from PL REAR: 10' from PL

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: Retaining wall only
approved per site plan.

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Date 8-14-01

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Utility Accounting <u>Kate Holt</u>	Date <u>8/14/01</u>

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