

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>78675</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 2170 STANDING ROCK CT

TAX SCHEDULE NO. 2947-263-28-002

SUBDIVISION CANYON VIEW

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450/UG 816[#] GARAGE
436[#] PARTO

FILING 8 BLK 2 LOT 2

SQ. FT. OF EXISTING BLDG(S) -0-

OWNER COLORADO HOMES Bldg. DESIGN LLC

NO. OF DWELLING UNITS: BEFORE -0- AFTER 1
CONSTRUCTION

ADDRESS 186 1/2 GLORY VIEW DR

NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER 1
CONSTRUCTION

TELEPHONE 970-242-2968 - 260-6353

USE OF ALL EXISTING BLDGS N/A

APPLICANT JEFFREY A KELLEY

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 186 1/2 GLORY VIEW DR G1 C0

NEW SINGLE FAMILY HOME

TELEPHONE 970-242-2968 - 260-6353

✓ 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 X

SETBACKS: FRONT: 30' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 15' from PL REAR: 25' from PL

PARKING REQUIREMENT: _____

MAXIMUM HEIGHT 32'

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES 3090

CENSUS TRACT K101 TRAFFIC ZONE 124 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 2-09-01

Department Approval [Signature]

Date 2/14/01

Additional water and/or sewer tap fee(s) are required:	YES <u>✓</u>	NO	W/O No. <u>13718</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/14/01</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)

