Planning \$	0.00	Drainage \$	^	BLDG PERMIT NO. 78643
TCP \$		School Impact \$	<b>₩</b>	FILE#

## **PLANNING CLEARANCE**

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

Grand Junction Community Development Department

SUBDIVISION BOOKCLIFF Park  SQ. FT. OF PROPOSED BLDG(S)/ADDITION 504  FILING BLK A LOT 6 SQ. FT OF EXISTING BLDG(S) DIOCO'  NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION  TELEPHONE 245-5401 USE OF ALL EXISTING BLDGS PESIDENCE  APPLICANT George Kelly Greenslead DESCRIPTION OF WORK & INTENDED USE: Remadd above tesidence for bedrooms.  TELEPHONE A34-1958  Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  LANDSCAPING/SCREENING REQUIRED: YES NO X  SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater  SIDE: 5 from PL REAR: 5 from PL  MAXIMUM HEIGHT 35'	FET THIS SECTION TO BE COM	IPLETED BY APPLICANT <sup>153</sup>
SQ. FT OF EXISTING BLDG(S)  OWNER  PLITE BILLE CASHE  NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION  NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION  NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS PLANCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS PLANCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS PLANCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS PLANCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS PLANCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS PLANCEL: BEFORE AFTER CONSTRUCTION  DESCRIPTION OF WORK & INTENDED USE: PLANCEL FOR CONSTRUCTION  TELEPHONE ASA-1958  Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  WITHE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE PROPERTY OF THE PROPERTY	BUILDING ADDRESS 425 Walnut St	TAX SCHEDULE NO. 2945 112 08 0K
NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION  NO. OF BLUGS ON PARCEL: BEFORE AFTER CONSTRUCTION  NO. OF BLUGS ON PARCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLUGS CONTRUCTION  DESCRIPTION OF WORK & INTENDED USE: Remarked above the development of the developm	SUBDIVISION Bookelift Park	SQ. FT. OF PROPOSED BLDG(S)/ADDITION
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ADRESS AT Grand Valley Dr. about 15 ideas for Improvements and Development) document.  THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THOM CONTROL OF THE STRUCTURES From PL REAR: from PL SPECIAL CONDITIONS:  MAXIMUM HEIGHT  MAXIMUM COVERAGE OF LOT BY STRUCTURES 100 CENSUS TRACT TRAFFIC ZONE 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 Peinning 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 feathly condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required on 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	OWNER Phile Billie Gastle ADDRESS A25 Walnut St.	CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION
ADDRESS AT Grand Valler W. Aboue tesidence for bedrooms.  TELEPHONE ASA - 1958  Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  This section to be completed by community Development Department straff of the SSID (Submittal Standards for Improvements and Development) document.  LANDSCAPING/SCREENING REQUIRED: YES NO LANDSCAPING CONTROLLING TO TRAFFIC ZONE ANNX MAXIMUM COVERAGE OF LOT BY STRUCTURES 10 OCCUPANCY 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 usuanteed prior to issuance of a Planning Clearance. All other required by this permits in the public right-of-way must be completed or guaranteed prior to issuance of a Planning Clearance and the improvements in the public right-of-way must be conflicted or Occupancy. Any landscaping required by this permits 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 Crand 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	TELEPHONE 245-5401	USE OF ALL EXISTING BLDGS RESIDENCE
TELEPHONE 434 - 1956  Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF THIS SECTION TO BE COMPLETED BY CENSUS TRACT TRAFFIC ZONE ANNX  MAXIMUM HEIGHT  MAXIMUM COVERAGE OF LOT BY STRUCTURES DO CENSUS TRACT TRAFFIC ZONE ANNX  MODIFICATION TO THIS STRUCTURES DO CENSUS TRACT TRAFFIC ZONE ANNX  MODIFICATION TO THE SUILDING DEPARTMENT SCHOOL TO THE STRUCTURE AUTHORIZED BY THIS APPLICATION TO THE STRUCTURE AUTHORIZED BY THIS APPLICATION THE PROPERTY OF THE STRUCTURE AUTHORIZED BY THIS APPLICATION TO THE STRUCTURE AUTHORIZED BY THE STR	APPLICANT George Kelly (Greenslears)	
ZONE		above residence for bedrooms.
ZONE	TELEPHONE 434 - 1958	tonded for Improvement and Development) document
SETBACKS: FRONT: 20 from Property Line (PL) or from PL REAR: Signature SPECIAL CONDITIONS:  MAXIMUM HEIGHT  MAXIMUM COVERAGE OF LOT BY STRUCTURES 20 CENSUS TRACT TRAFFIC ZONE 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 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).	> Submittal requirements are outlined in the SSID (Submittal S	andards for improvements and Developmenty document.
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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  Date  2/46/44	Four (4) sets of final construction drawings must be submitted and s One stamped set must be available on the job site at all times.	tamped by City Engineering prior to issuing the Planning Clearance.
Alch - Harris	laws, regulations, or restrictions which apply to the project. I understa	
Department Approval ————————————————————————————————————	Applicant's Signature	
	Department Approval	Date 2/13/0/
Additional water and/or sewer tap tee(s) are required: YES NO W/O No.	Additional water and/or sewer tap-fee(s) are required: YES	NO W/O No.
Utility Accounting Date Date	Utility Accounting \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Date 2/2/21

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)

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JIN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING: