

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

2

BLDG PERMIT NO.
FILE # <u>FP-2003-173</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

18137-11634

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3150 North 12th

TAX SCHEDULE NO. 2945-013-00-008

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 3500

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7800

OWNER West TOCI Development

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

ADDRESS 729 Bookcliff

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

CITY/STATE/ZIP Grand Junction, CO 81501

USE OF ALL EXISTING BLDG(S) Residence

APPLICANT Shaw Construction LLC

ADDRESS 760 Horizon Drive

DESCRIPTION OF WORK & INTENDED USE: Demo

CITY/STATE/ZIP Grand Junction, CO 81506

of existing site improvements. (Residence)

TELEPHONE 970-242-9236

Earthwork: underground, electrical

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 <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 13 OCT 03
 Date 10/13/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demo</u>
Utility Accounting <u>[Signature]</u>			Date <u>10-13-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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