

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

BLDG PERMIT NO. <u>88790</u>
FILE # <u>VAR-2002-011</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3505 N. 12TH ST TAX SCHEDULE NO. 2945 02109093
 SUBDIVISION NORTHWOODS APTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2693
 FILING _____ BLK _____ LOT _____ SQ. FT OF EXISTING BLDG(S) _____
 OWNER NORTHWOODS PARTNERSHIP NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 ADDRESS 11999 SAN VICENTE BLVD CONSTRUCTION _____
 TELEPHONE 30 472 3742 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 APPLICANT GRACE HOMES USE OF ALL EXISTING BLDGS _____
 ADDRESS 786 VALLEY CT DESCRIPTION OF WORK & INTENDED USE: COVERED CARPORTS
 TELEPHONE 523 5555

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: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: _____
 MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: Per Approved Plans
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
File # VAR-2002-011

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 3/27/03
 Department Approval Luis V. Boner Date March 26, 2003

Additional water and/or sewer tap fee(s) are required: <u>YES</u> <input checked="" type="radio"/> NO <input type="radio"/>	W/O No. <u>NO Any use</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/27/03</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)