

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

BLDG PERMIT NO. <u>88789</u>
FILE # <u>VAR-2002-011</u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

#8

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3505 N. 12<sup>th</sup> ST TAX SCHEDULE NO. 2945-021-09-093  
 SUBDIVISION NORTHWOODS APTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6075  
 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 310 472 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: CAR PORTS COVERED  
 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 \_\_\_\_\_  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: Per approved Plan file # VAR-2002-011  
 MAXIMUM HEIGHT \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_  
 MAXIMUM 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] Date 3/27/03  
 Department Approval Lou V. Bowen Date March 26, 2003

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHARGES</u>
Utility Accounting	<u>Marshall Col</u>		Date <u>3/27/03</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)