

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

BLDG PERMIT NO. <u>90786</u>
FILE # _____

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 2800 1/4 Acira Ave TAX SCHEDULE NO. 2943-303-74-002 (parent parcel)

SUBDIVISION Durango Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120

FILING 1 BLK Tract A LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

OWNER Durango Acres Sub NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 1000 Nth 9th St #12 CONSTRUCTION

TELEPHONE _____ NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

APPLICANT Ray Phelps Landscaper/Irrig USE OF ALL EXISTING BLDGS Open space

ADDRESS 357 29 5/8 Road DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE 970 - 250 - 7347 irrigation pump w/ pump house

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 RSF-4 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: N/A

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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).

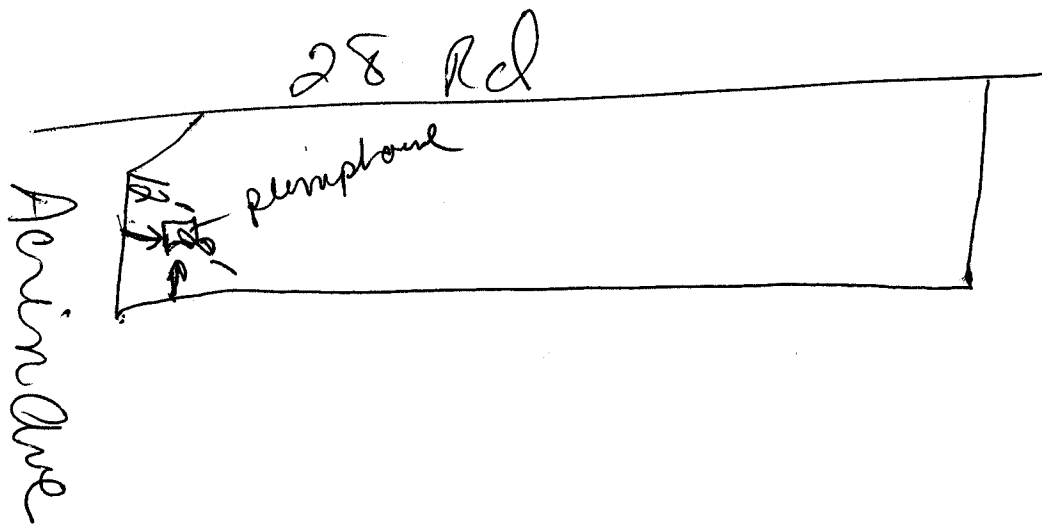
Applicant's Signature Ray Phelps Date _____

Department Approval Jay Wilson Date 8/1/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Oberhat</u>			Date <u>8/1/03</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)



8/1/03
ACCEPTED *Jay Gibson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.