

Planning \$ <u>Paid</u>	Drainag <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

G PERMIT NO. <u>908701</u>
FILE # <u>CLP-2003-081</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 2539, 2579 Applewood TAX SCHEDULE NO. 2945-011-04-001, 003
 SUBDIVISION Apple Blossom Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING N/A BLK 1 LOT 143 SQ. FT OF EXISTING BLDG(S) 2069, 22
 OWNER Les Warr NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 2659 Applewood Pl Co. 5. 10 CONSTRUCTION _____
 TELEPHONE 243-0867 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION _____
 APPLICANT Michael Burke USE OF ALL EXISTING BLDGS _____
 ADDRESS 2588 Cuddy Lane Co. 5. 10 DESCRIPTION OF WORK & INTENDED USE: Install
 TELEPHONE 243-6276 8' Fence on Rear Property line
 ✓ 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 R&F-4 LANDSCAPING/SCREENING REQUIRED: YES _____ NO
 SETBACKS: FRONT: N/A from Property Line (PL) or _____
 _____ from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL PARKING REQUIREMENT: N/A
 MAXIMUM HEIGHT 8' SPECIAL CONDITIONS: 8' fence to be centered
on property line.
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A 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 Michael Burke Date 4-17-03
 Department Approval Ronnie Edwards Date 8-13-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Free only</u>
Utility Accounting <u>Ronnie Edwards</u>			Date <u>8/13/03</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)

