Planning \$ Pd W/SPR	Drainage \$ NA
TCP\$ 1.000,00	School Impact \$ NA



BLDG PERMIT NO. 89074

FILE # EZ-2003 - 036

## PLANNING CLEARANCE

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

Grand Junction Community Development Department

$\sim$		۱۸.	9
1)	y P	1ex	. `

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1625 Hermose #35 ;37	TAX SCHEDULE NO. 2945 013 15 004		
SUBDIVISION The Cottages at The Commons	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3494		
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S) NA		
OWNER Hilltop Community Resources ADDRESS 1331 Hermosa Que	NO. OF DWELLING UNITS: BEFORE O AFTER 2 CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE O AFTER CONSTRUCTION		
TELEPHONE 242 4400	USE OF ALL EXISTING BLDGS		
APPLICANT FCI Constructors.			
	Construct Duplex		
	and the control of th		
TELEPHONE <u> </u>	tandards for Improvements and Development) document.		
THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF TO		
ZONE PD	LANDSCAPING/SCREENING REQUIRED: YES X NO		
SETBACKS: FRONT: See plan from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL	PARKING REQUIREMENT: Per plan  SPECIAL CONDITIONS:		
MAXIMUM HEIGHT ZO 1			
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT TRAFFIC ZONE ANNX		
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 susued 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 s One stamped set must be available on the job site at all times.	tamped by City Engineering prior to issuing the Planning Clearance.		
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	Date		
Department Approval Kitter I Giller	Date 5/15/03		
Additional water and/or sewer tap fee(s) are required: YES	NO WO NO. 16972		
Utility Accounting	$2 \qquad \text{Date} \qquad 5/(5/3)$		

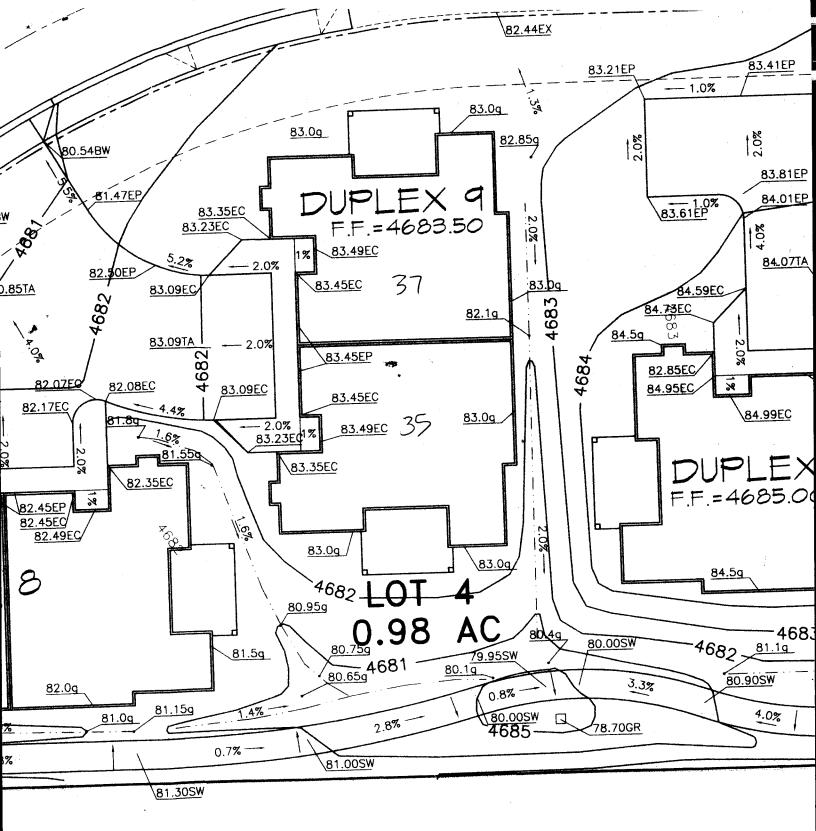
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



THELMA MOORE

ACCEPTED LA 5/15/03

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.

37 £ 35 S