

Planning \$ Pd w/SPR	Drainage \$ NA
TCP \$ 1,000.00	School Impact \$ NA

BD

BLDG PERMIT NO. 89078
FILE # PE-2003-026

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Duplex 5

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1620 Hermosa #18:20 TAX SCHEDULE NO. 2945 013 15 003

SUBDIVISION The Cottages at The Commons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3494

FILING _____ BLK _____ LOT 3 SQ. FT OF EXISTING BLDG(S) NA

OWNER Hilltop Community Resources NO. OF DWELLING UNITS: BEFORE 0 AFTER 2

ADDRESS 1331 Hermosa Ave CONSTRUCTION

TELEPHONE 242 4400 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

APPLICANT FCI Constructors USE OF ALL EXISTING BLDGS -

ADDRESS Box 1767 GJ CO 81502 DESCRIPTION OF WORK & INTENDED USE: Construct Duplex

TELEPHONE 434 9093

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: 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 20'

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 *[Signature]* Date _____

Department Approval *[Signature]* Date 5/15/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16067</u>
Utility Accounting	<u><i>[Signature]</i></u>		Date <u>5/15/03</u>

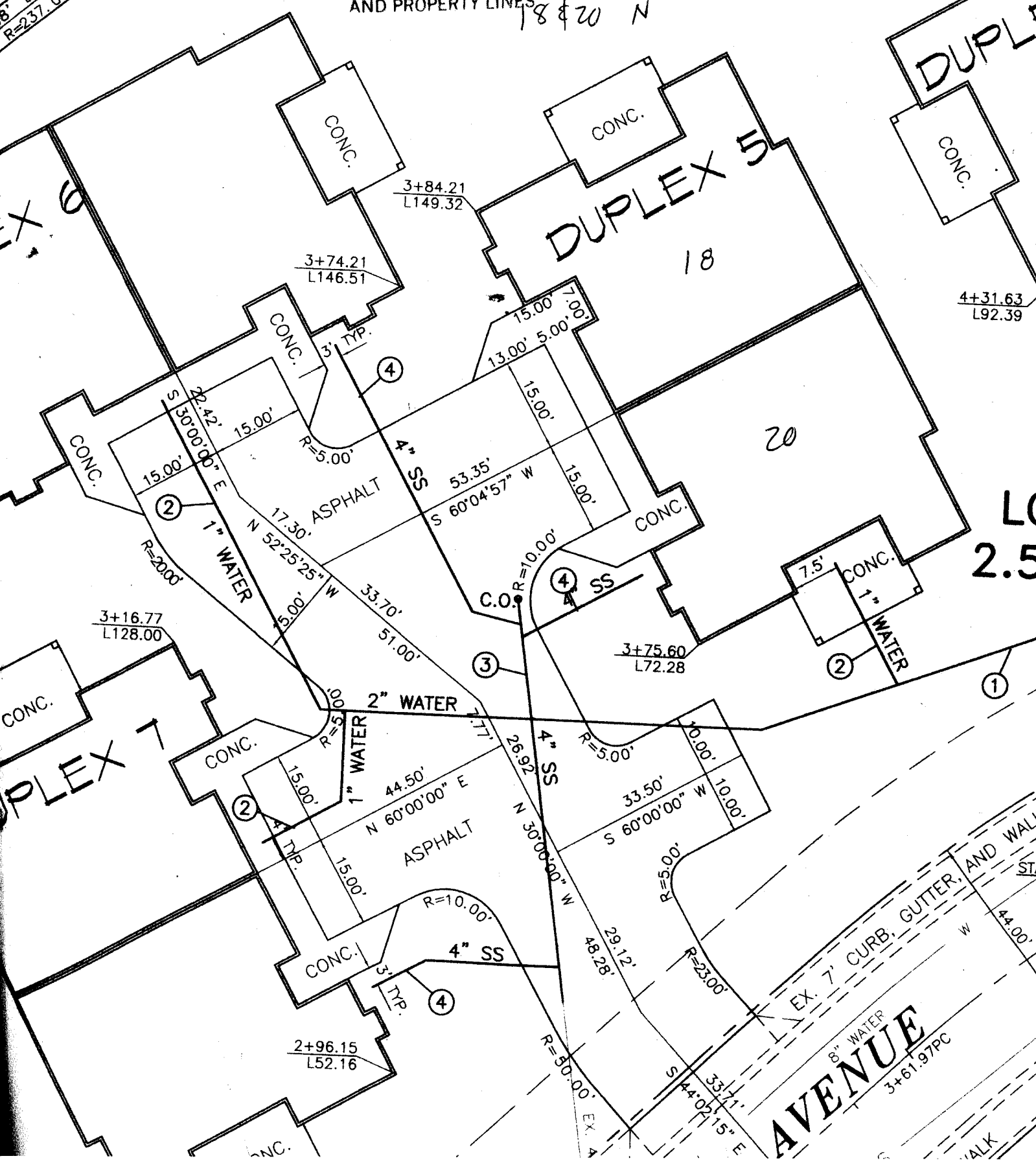
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED KUA 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.

6' CONC. WALK

12" RCP
D=13'13'09"
R=237.00



4+31.63
L92.39

3+16.77
L128.00

3+75.60
L72.28

2+96.15
L52.16

3+84.21
L149.32

3+74.21
L146.51

AVENUE
8" WATER
EX 7' CURB, GUTTER, AND WALK
3+61.97PC

DUPL

DUPL 18

CONC.

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