

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

BLDG PERMIT NO. 89081
FILE # PZ-2003-026

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

*Duplex 2*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>1620 Hermosa # 60 &amp; 62</u>	TAX SCHEDULE NO. <u>2945 013 15 003</u>
SUBDIVISION <u>The Cottages at The Commons</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3494</u>
FILING _____ BLK _____ LOT <u>3</u>	SQ. FT OF EXISTING BLDG(S) <u>NA</u>
OWNER <u>Hilltop Community Resources</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>2</u>
ADDRESS <u>1331 Hermosa Ave</u>	CONSTRUCTION
TELEPHONE <u>242 4400</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>FCI Constructors</u>	CONSTRUCTION
ADDRESS <u>Box 1767 GJ CO 81502</u>	USE OF ALL EXISTING BLDGS <u>-</u>
TELEPHONE <u>434 9093</u>	DESCRIPTION OF WORK & INTENDED USE: _____
✓ <i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>see plan</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per plan</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>20'</u>	_____
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 <u>[Signature]</u>	Date _____
Department Approval <u>[Signature]</u>	Date <u>5/15/03</u>

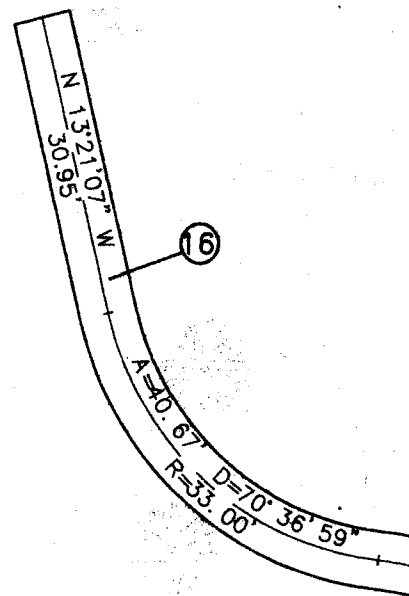
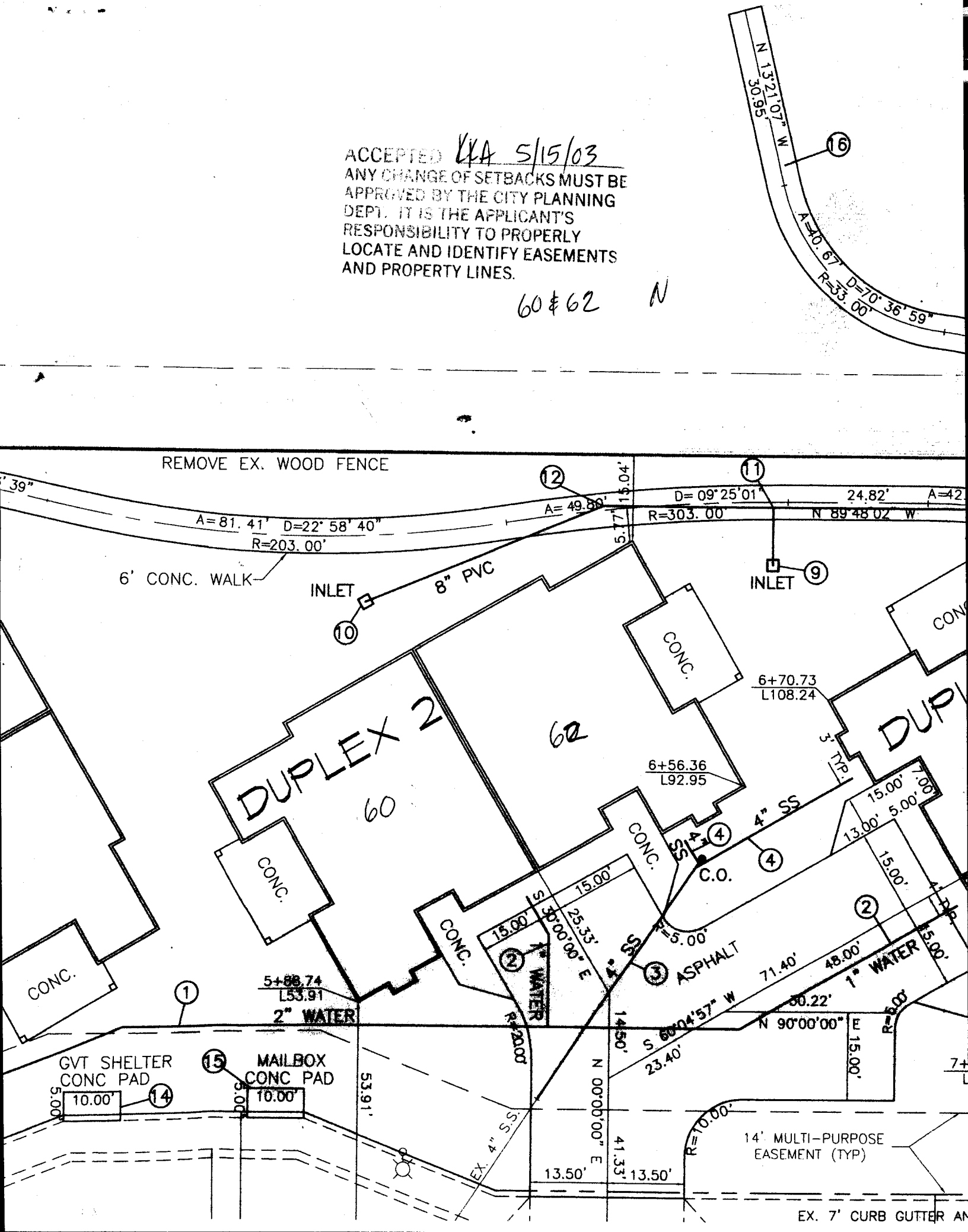
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>107645</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/15/03</u>		

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 *VKA* 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.

60 & 62 N



REMOVE EX. WOOD FENCE

6' CONC. WALK

DUPLEX 2  
60

62

DUPLEX

GVT SHELTER  
CONC PAD

MAILBOX  
CONC PAD

14' MULTI-PURPOSE  
EASEMENT (TYP)

EX. 7' CURB GUTTER AND