

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

BO

BLDG PERMIT NO. 89075
FILE # RZ-2003-026

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

Duplex 8

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1625 Hermosa 31 & 33 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) VIA  
 OWNER Hilltop Community Resources NO. OF DWELLING UNITS: BEFORE 0 AFTER 2  
 CONSTRUCTION  
 ADDRESS 1331 Hermosa Ave NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 TELEPHONE 242 4400 USE OF ALL EXISTING BLDGS -  
 APPLICANT FCI Constructors DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 ADDRESS Box 1767 GJ CO 81502 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.

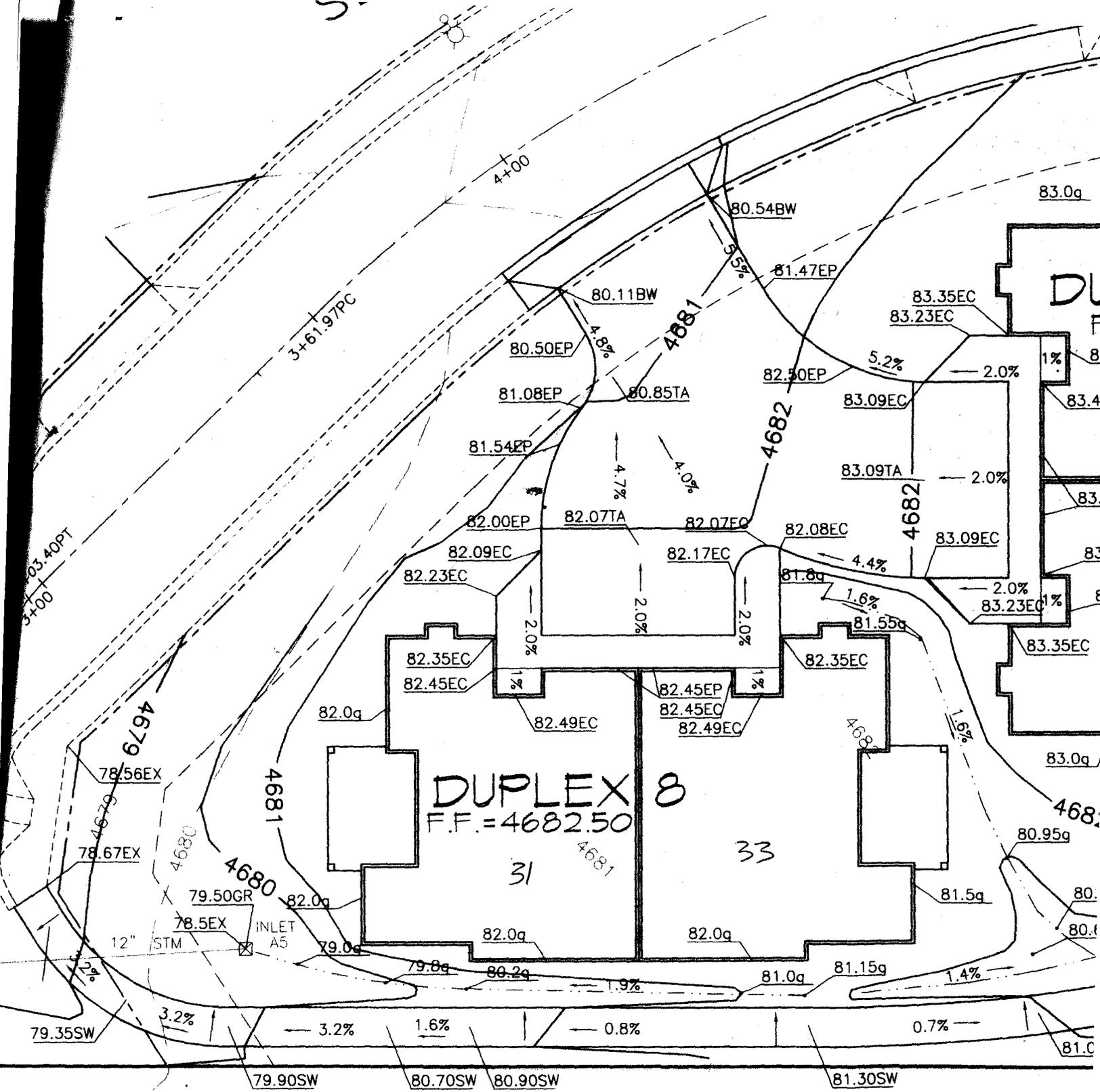
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 <input checked="" type="checkbox"/>	NO _____	W/O No. <u>16071</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 KKA 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

THELMA

31 & 33 S