

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$

ⓐ

BLDG PERMIT NO. <u>90504</u>
FILE #

**PLANNING CLEARANCE**  
 (multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BUILDING ADDRESS 3054 1/2 Ouray  
 SUBDIVISION Cimarron East  
 FILING 1 BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Cimarron East HOA  
 ADDRESS 3032 I-70 B  
 TELEPHONE 434-4616  
 APPLICANT Great New Homes  
 ADDRESS 3032 I-70 B  
 TELEPHONE 434-4616

TAX SCHEDULE NO. Open Space  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ \_\_\_\_\_  
 ESTIMATED REMODELING COST \$ \_\_\_\_\_  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS N/A  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Pump House for Park

✓ 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 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_ 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.

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 that 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 Paray W. [Signature] Date 7/22/03  
 Department Approval Daylen Henderson Date 7-22-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>7/22/03</u>

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

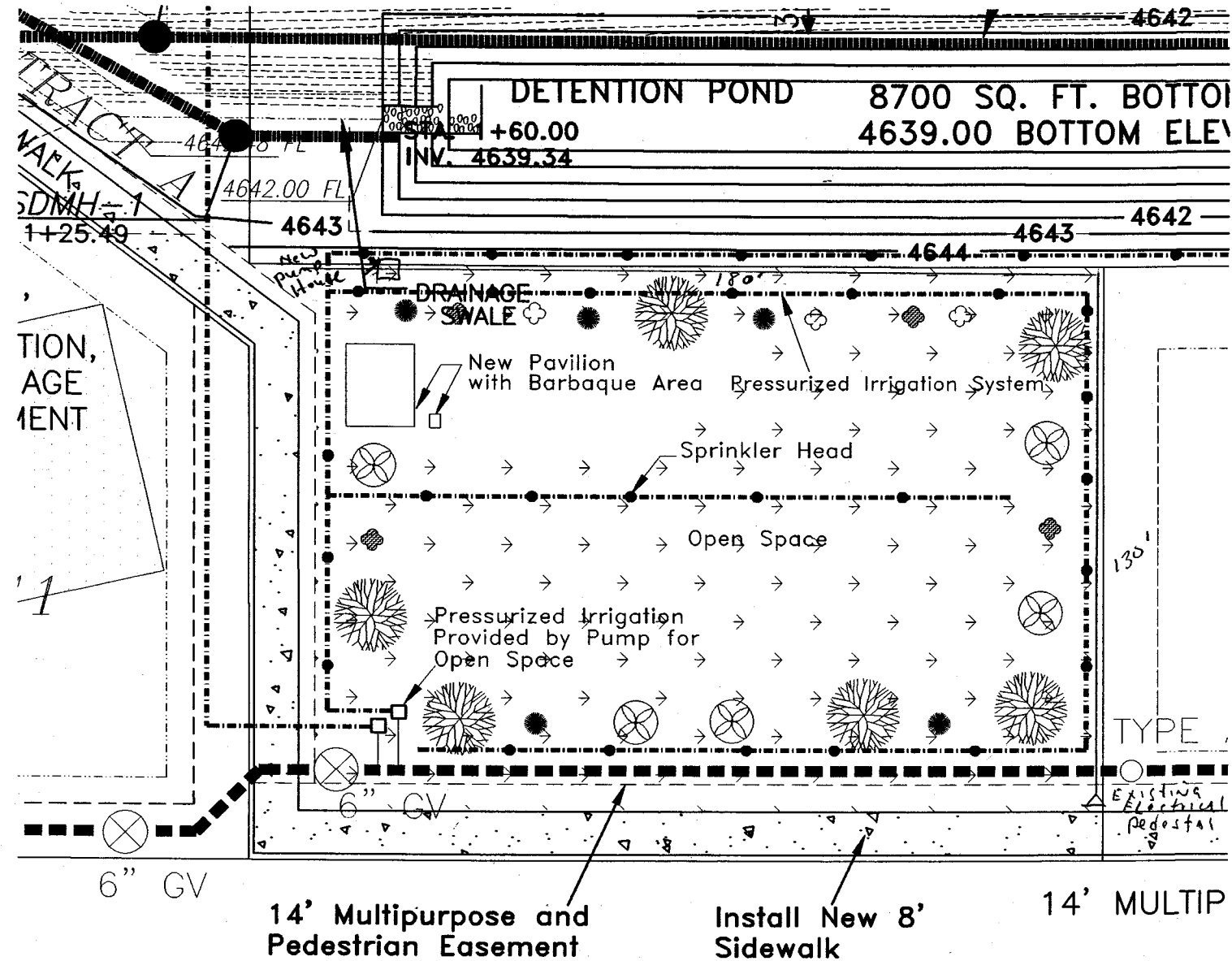
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

7-22-03 Gayleen Henderson

ACCEPTED  
 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.

# LANDSCAPE PLAN DETAIL

SCALE 1"=20'

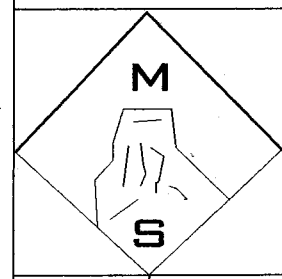


**MONUMENT SURVEYING CO.**

741 Road Avenue

GRAND JUNCTION, CO 81501

970 245-4189 FAX 970-245-4674



**PROJECT LOCATION:**  
 North of D 1/2 Road  
 East of 30 Road 1/2 mile  
 the City of Grand Junction

**CLIENT:**  
 Ronald and Terry Vincent  
 720 26 Road  
 Grand Junction, CO 81506