

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>1534.00</u>	School Impact \$ <u>400.00</u>

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE
(site plan review, ^{single} multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2857 chamomile DR. TAX SCHEDULE NO. 2943-191-44-004
SUBDIVISION White Willows SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING 2 BLK 10 LOT 4 SQ. FT OF EXISTING BLDG(S) 2424 ^{sq ft}
OWNER DAVE Schafar NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
ADDRESS 177 T.2. Trail CONSTRUCTION
TELEPHONE 434-7266 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION
APPLICANT MILTON Schafar USE OF ALL EXISTING BLDGS _____
ADDRESS 478 West chokor DESCRIPTION OF WORK & INTENDED USE: _____
TELEPHONE 640-6481 Single Family Home

✓ 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 R5F 4 LANDSCAPING/SCREENING REQUIRED: YES ___ NO X
SETBACKS: FRONT: 20' from Property Line (PL) or _____
from center of ROW, whichever is greater
SIDE: 7' from PL REAR: 25' from PL PARKING REQUIREMENT: 2
MAXIMUM HEIGHT 35' SPECIAL CONDITIONS: Engineered foundation
required / ACC Approval required prior
to building CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES 50%

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 Milton Schafar Date 10-31-06
Department Approval NA Bayless Henderson Date 12/19/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19802</u>
Utility Accounting	<u>Kate C. [Signature]</u>		Date <u>12/19/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

