

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>
Inspection \$ <u>/</u>	

Bldg Permit No.
File #

rn

8353-0

PLANNING CLEARANCE *Single Family*

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

Grand Junction Public Works & Planning Department

3945-102-60-100

BUILDING ADDRESS 585 25 1/2 Rd # 80 TAX SCHEDULE NO. M089102
 SUBDIVISION Paradise Valley SQ. FT. OF EXISTING BLDG(S) 1280
 FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER Capps Home Sales MULTI-FAMILY:
 ADDRESS 1221 13 1/2 Rd Loma 81524 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP _____ CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Same USE OF ALL EXISTING BLDG(S) _____
 ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: _____
 CITY/STATE/ZIP _____ Single wide mHP set in
 TELEPHONE 640-8364 existing park

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 5/17/09
 Planning Approval Pat Dunlap Date 5/18/09

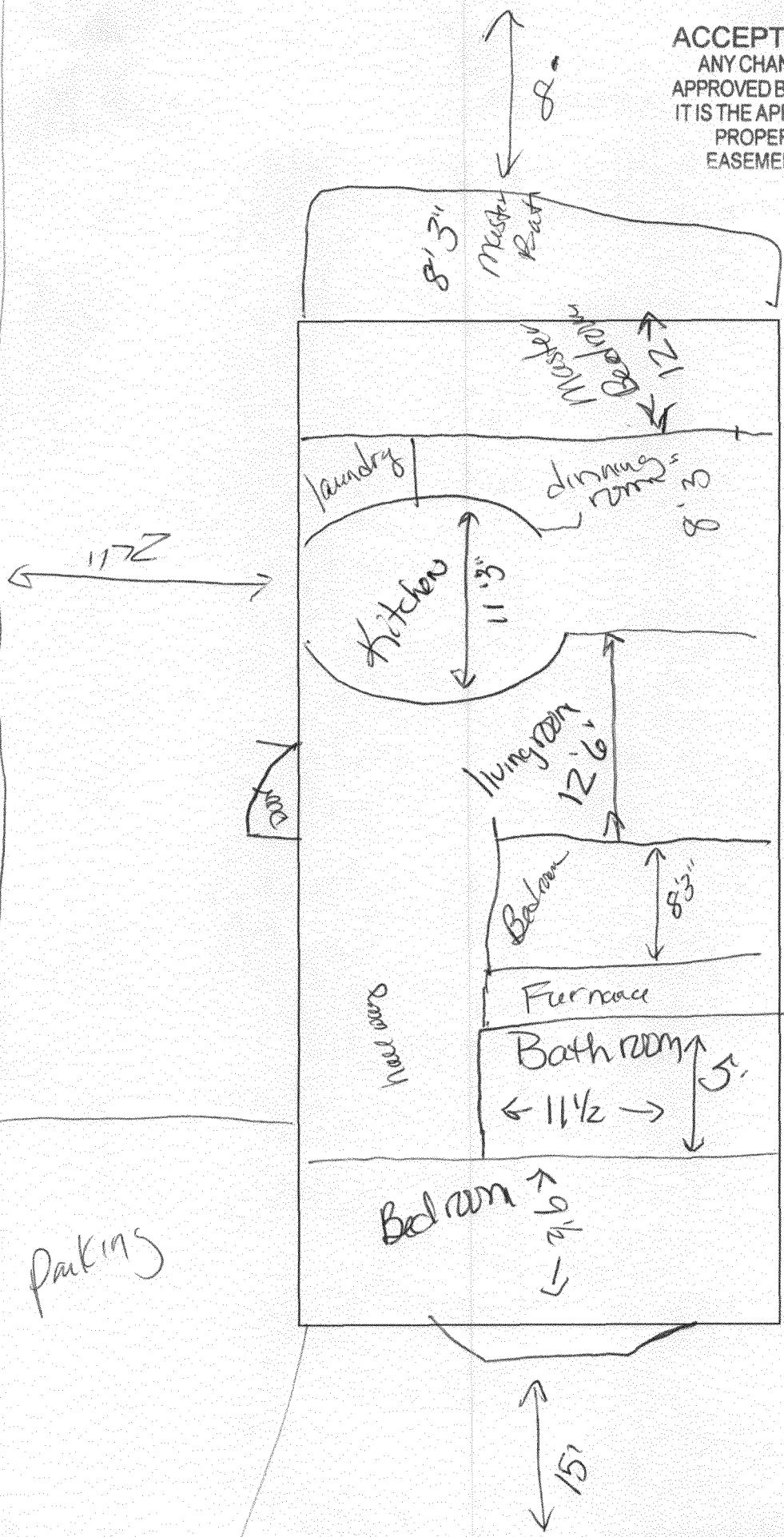
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/18/09</u>

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 *Pat Decker 5/18/09*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

Street



Hand # 048649
COL 707