

FEE \$

BLDG PERMIT NO. 50816

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 610 25 1/2 RD. TAX SCHEDULE NO. 2945 ~~0308-010 to 014~~ 034-08-013

SUBDIVISION FORESIGHT VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30,240 ea

FILING 4 BLK 4 LOT 4 ~~BLK 5~~ SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER JBI ASSOCIATES NO. OF DWELLING UNITS
BEFORE: NONE AFTER: 30 ea. CONSTRUCTION

(1) ADDRESS 2324 N Seville Cr.
Grand Junction, CO 61506 NO. OF BLDGS ON PARCEL
(1) TELEPHONE (303) 242-6720 BEFORE: NONE AFTER: X/1 CONSTRUCTION

(2) APPLICANT WILLIAM A THRIG USE OF ALL EXISTING BLDGS _____
2324 N Seville Cr

(2) ADDRESS Grand Junction, CO 81506 DESCRIPTION OF WORK & INTENDED USE: ERECT 30 MULTI-FAMILY UNITS WITH PARKING AND UTILITIES
(2) TELEPHONE (303) 242-6720

↑ ✓ 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 PR-18 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front 20 from Property Line (PL) or Parking Req'mt 54 spaces
_____ from center of ROW, whichever is greater

Side 20 from PL Rear 20 from PL Special Conditions: see file # 200-94

Maximum Height 36 Limited to 30-units until park site resolution.

Maximum coverage of lot by structures _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 G.J. 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 William A Thrig Date 11/18/94

Department Approval Tom Dixon Date 12/30/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8046

Utility Accounting Richardson Date 12-30-94

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

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