

FEE \$ 10.00

BLDG PERMIT NO. 52857

No TCP Credit for Review Plans
P. 1's & Open Space - \$4,500

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 616 25 1/2 RD TAX SCHEDULE NO. 294503408012

SUBDIVISION FORSYTH HILLIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20,816

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER J.B.I. ASSOCIATES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 20 CONSTRUCTION

(1) ADDRESS 2324 N. SEVILLE CIR NO. OF BLDGS ON PARCEL

(1) TELEPHONE 242-6720 260-2491 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS APARTMENTS

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE _____ CONSTRUCT BUILDING PARKING & PAVEMENT
20 COVERED

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 NO

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt 36
_____ from center of ROW, whichever is greater

Side 5ft from PL Rear _____ from PL Special Conditions: see file # 200-94

Maximum Height _____ Approval for 3 buildings surrounding area

Maximum coverage of lot by structures _____ CENSUS TRACT 10 TRAFFIC ZONE 24

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 [Signature] Date 7/17/95

Department Approval [Signature] Date 7/17/95

Additional water and/or sewer tap fee(s) are required: YES NO WIO No. 8469-20 unit

Utility Accounting [Signature] Date 7-17-95 apartmen

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)

4'-0" SIDEWALK

permits of approval
covered parking (canopy)

to be landscaped
with landscape shrubs

CH = 30.57'
R = 50.00'

CARL A. DEWEY
612 W. COLORADO AVE.
GRAND JUNCTION

S36°13'50"E 500'00"20"E
51.15' 70.00'

BROADCASTING COMPANY
1448
JUNCTION

N89°59'46"E
89.00'

N00°00'19"W 285.00'
S00°00'19"E 285.00'
N89°59'46"E 25.00'

(13) 10' SPACES

(14) 10' SPACES

(7) 10' SPACES

(10) 10' SPACES

ACCESS EASEMENT TO
PATTERSON ROAD (10) 10' SPACES

ENCLOSURE TRASH CONTAINER

SCREEN FENCE

WILMA A

(10) 10' SPACES

SPACES
RAMP
HC

LOT 2

HC
RAMP
SPACES
12 SPACES

Proposed
LOT 3
20 units
2 levels

Pool 40'
HOT TUB
42' VOLLEY BALL COURT
7.2'

Existing
LOT 4
30 units
3 levels

HC
RAMP

DEWEY PLACE

ENCLOSURE

HC
RAMP

LOT 5

OFFICE & MAINTENANCE
SINGLE STORY

299.78'
N89°58'02"W

TRASH CONTAINER

S00°00'20"E

N00°00'20"W 1310.09'

25 1/2 ROAD

* LANDSCAPING AS PER LANDSCAPING PLAN
(FOR VARIETIES & SIZES)

Row to be landscaped with
grass & street trees

COLORADO WEST IMPROVEMENT
P.O. BOX 1330
GRAND JUNCTION

Overall grading & drainage approved
by Code Director

Row to be landscaped with
grass & street trees

ACCEPTED 6/7/195

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.

for lot 3

SCALE 1" = 50'

S
FOR:
SCALE
DATE