

54604 thru 54610

FEE \$ 0

BLDG PERMIT NO. 7 permits

TCP # 9600
NO OPS

PLANNING CLEARANCE

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

SPR-94-177

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 2945-233-03-008; 2945-233-03-009;

BLDG ADDRESS 1760, 1761 Laveta Street TAX SCHEDULE NO. 2945-233-03-010; 2945-233-04-011

SUBDIVISION Crystal Brook ^{Apartment} ~~Condominiums*~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32,928 (apprx)

FILING 1 BLK All LOT SQ. FT. OF EXISTING BLDG(S) 7,936 (apprx)

1760 LaVeta #4D - Collier/Smith

(1) OWNER Winona Willoughby/Sheryl Ann NO. OF DWELLING UNITS
BEFORE: 8 AFTER: 40 CONSTRUCTION

(1) ADDRESS c/o Bruce Phillips Morris
562 White Avenue

(1) TELEPHONE Bruce Phillips 243-0946 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 8 CONSTRUCTION

(2) APPLICANT Grand Junction Housing Auth. USE OF ALL EXISTING BLDGS Residential

(2) ADDRESS 805 Main Street DESCRIPTION OF WORK & INTENDED USE: Apartments -
Buildout existing plan with slight modifications
to meet current laws.

(2) TELEPHONE 245-0388

*plus Orchard Mesa Heights, Lots 6-12 and 15-19, Block 9 and Lots 20-32, Block 10
✓ 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 RMF-16 Landscaping / Screening Required: YES NO

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

Side 10 ft from PL Rear 20 ft from PL Special Conditions: 177 94

Maximum Height 36 feet PER APPROVED APPROVED SITE PLAN

Maximum coverage of lot by structures 50% CENSUS TRACT 13 TRAFFIC ZONE 80

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 Grand Junction Housing Authority Date Jody M. Kohl, Executive Director 10/25/94

Department Approval Bill Nehl Date 12-22-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 32 unit (6 Bldgs) 8841

Utility Accounting Miller Fowler Date 12-22-95 Bldg set up individual

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)