

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

UTP

THIS SECTION TO BE COMPLETED BY APPLICANT 2945-233-03-008; 2945-233-03-009;  
2945-233-03-010; 2945-233-04-011

BLDG ADDRESS 1760, 1761 Laveta Street

TAX SCHEDULE NO. \_\_\_\_\_

SUBDIVISION Crystal Brook <sup>APARTMENTS</sup> ~~Condominiums\*~~

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32,928 (apprx)

FILING 1 BLK All LOT  
1760 LaVeta #4D - Collier/Smith

SQ. FT. OF EXISTING BLDG(S) 7,936 (apprx)

(1) OWNER Winona Willoughby/Sheryl Ann

NO. OF DWELLING UNITS

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

BEFORE: 8 AFTER: 40 CONSTRUCTION

(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 \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

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 10/25/94 by Jody M. Kell, Executive Director

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 Bldgs 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)