

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>9,000</u>	School Impact \$

BLDG PERMIT NO. <u>61227</u>
FILE # <u>200-94</u>

Darks fee - \$6,750

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 606 25 1/2 RD TAX SCHEDULE NO. 2945-034-08-014

SUBDIVISION FORSYTH VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20,160

FILING — BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER J.B.I. ASSOCIATES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) ADDRESS 2324 N. SEVILLE CIR NO. OF BLDGS ON PARCEL
G.J. Co 81506 BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 242-6720

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS APARTMENTS
30 COVERED PARKING

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

(2) TELEPHONE — CONSTRUCT 30 UNITS APT AND
30 COVERED PARKING SPACES

✓ 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 ma PR-18 Landscaping / Screening Required: YES X NO —

SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater
Parking Req'mt as shown on plan

Side — from PL Rear — from PL Special Conditions: approval for lot 5

Maximum Height — as shown on plan

Maximum coverage of lot by structures — Census Tract 10 Traffic Zone 19 Annx # 144

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 Walt C. Shug Date 7/31/97

Department Approval Karen M. Porter Date 7/31/97

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

Utility Accounting — Date 7-31-97

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

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