

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

BLDG PERMIT NO. <u>64571</u>
FILE # <u>200-94</u>

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

SUBDIVISION FORESIGHT VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION carports

FILING _____ BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 2324 N. SEVILLE CIR NO. OF BLDGS ON PARCEL
GRAND JUNCTION CO 81505 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 245-5800

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS - apt. bldg & parking

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: 30 covered

(2) TELEPHONE _____ 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 PR-18 Landscaping / Screening Required: YES NO _____

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

Side as shown on plan from PL Rear as shown on plan from PL Special Conditions: _____

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 [Signature] Date 3/31/98

Department Approval [Signature] Date 3/31/98

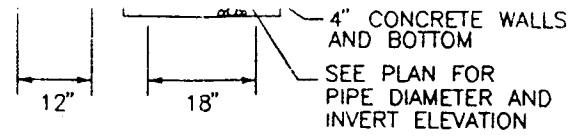
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR-84374

Utility Accounting [Signature] Date 3-31-98

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)

for:



SECTION 1-1

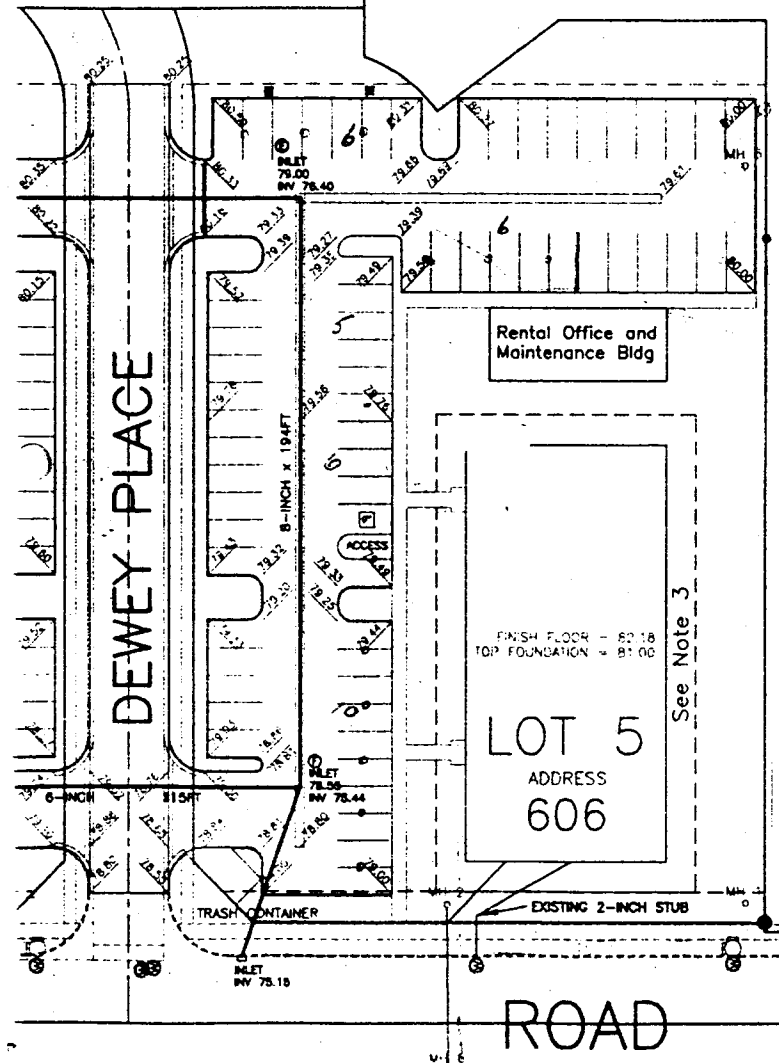
INLET TOP VIEW AND SECTION DETAIL

1 inch = 2 feet

Note: use inlet construction shown or suitable alternative

MINIMUM GRATE OPENINGS - SQUARE INCHES

(A)	49	(D)	34
(B)	39	(E)	23
(C)	26	(F)	26



APPROVED *KD 3/31/98*
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE ENGINEER. THE ENGINEER
 DOES NOT WARRANT THE ACCURACY OF THE
 INFORMATION PROVIDED HEREON, NOR THE
 LOCATION AND DEPTH OF UTILITIES AND PROPERTY LINES.

Road

ROAD

SITE PLAN
FORESIGHT VILLAGE



NICHOLS
 ASSOCIATES, INC.

CIVIL ENGINEERING • PHOTOGRAMMETRY •
 751 Horizon Court • Grand Junction, Colorado 81506