

Planning \$ <u>Paid</u>	Drainage \$ <u>NO</u>
TCP \$ <u>NO credited by</u>	School Impact \$ <u>3,505.44</u>

BLDG PERMIT NO.
FILE # <u>SPR-1999-099</u>

NO

EX

PLANNING CLEARANCE

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

Grand Junction Community Development Department

→ Fund 2071-
61314-43993-30

THIS SECTION TO BE COMPLETED BY APT 22

BLDG ADDRESS 501 INDEPENDENT AVE TAX SCHEDULE NO. 2945-104-00-033

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18,190.

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

(1) OWNER PARAGON COMPANIES INC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 12 CONSTRUCTION

(1) ADDRESS PO BOX 4183/GJ/CO 81502 NO. OF BLDGS ON PARCEL

(1) TELEPHONE (970) 245-4598 BEFORE: 0 AFTER: 12 CONSTRUCTION

(2) APPLICANT PARAGON COMPANIES INC USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS PO BOX 4183/GJ/CO/81502 DESCRIPTION OF WORK & INTENDED USE: 12-3 BOD-

(2) TELEPHONE (970) 245-4598 ROOM APARTMENTS OVER PARKING

✓ 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-32 Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 8 add. spaces

Side 10' from PL Rear 20' from PL Special Conditions: 1 Planning Clearance for entire project. 5 bldgs. / 12 units

Maximum Height 36' Census Tract — Traffic Zone — Annx # —

Maximum coverage of lot by structures 60%

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 3-19-99

Department Approval [Signature] Date 10-15-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12099

Utility Accounting [Signature] Date 10/21/99

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)