

Planning \$ Pd W/ SPR	Drainage \$ <u>0</u>
TCP \$ <u>800.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>71044</u>
FILE # <u>SPR-1999-110</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 354 Ridge Circle Drive

TAX SCHEDULE NO. 2945-202-20-003

SUBDIVISION Ridges

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800 UNITS
4000 UNITS
INCL GARAGES

FILING 4 BLK 26 LOT 3A

SQ. FT OF EXISTING BLDG(S) 0

OWNER PARAGON BUILDERS INC.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 2

ADDRESS PO BOX 4183 GJ CO 81502

CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

TELEPHONE (970) 245-4598

USE OF ALL EXISTING BLDGS N/A

APPLICANT DAVID WARD

DESCRIPTION OF WORK & INTENDED USE: BUILD A

ADDRESS PO BOX 4183 GJ, CO 81502 DUPLEX CONSISTING OF 2 - SIDE

TELEPHONE (970) 245-4598 BY SIDE UNITS OVER GARAGES

✓ 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-4

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

setbacks: FRONT: 20 from Property Line (PL) or
from center of ROW, whichever is greater

PARKING REQUIREMENT: 2

SIDE: 5 from PL REAR: 10 from PL

SPECIAL CONDITIONS: Units may not be sold

MAXIMUM HEIGHT 25

separately if no separate utilities provided

MAXIMUM COVERAGE OF LOT BY STRUCTURES ___

CENSUS TRACT 96 TRAFFIC ZONE 1401 ANNEX ___

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 Grand Junction 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 David Ward

Date 4-20-99

Department Approval Kristen K. [Signature]

Date 6/17/99

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO	W/O No. <u>12447</u>
City Accounting <u>[Signature]</u>	Date <u>4/30/99</u>

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

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

