

Planning \$10.00	Drainage \$ —
TCP \$500.00	School Impact \$292.00

BLDG PERMIT NO.
FILE # 2945-034-08-014

Open SP. # 225.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

32927-21578

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 606 25 1/2 RD
 SUBDIVISION FORSYTH VILLAGE
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-034-08-014
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200
 SQ. FT. OF EXISTING BLDG(S) 120,000

OWNER J.B.I ASSOCIATES
 ADDRESS 202 N. AVE G.S. 81501
 TELEPHONE 245-5800

NO. OF DWELLING UNITS: BEFORE 118 AFTER 119
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

APPLICANT SAME
 ADDRESS _____
 TELEPHONE _____

USE OF ALL EXISTING BLDGS APARTMENTS
MAINTENANCE & OFFICE
 DESCRIPTION OF WORK & INTENDED USE: ERECT 1 LIVING UNIT ABOVE
MAINTENANCE BLD

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-24
 SETBACKS: FRONT: 20 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 80%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: existing
 SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 [Signature]
 Department Approval [Signature]

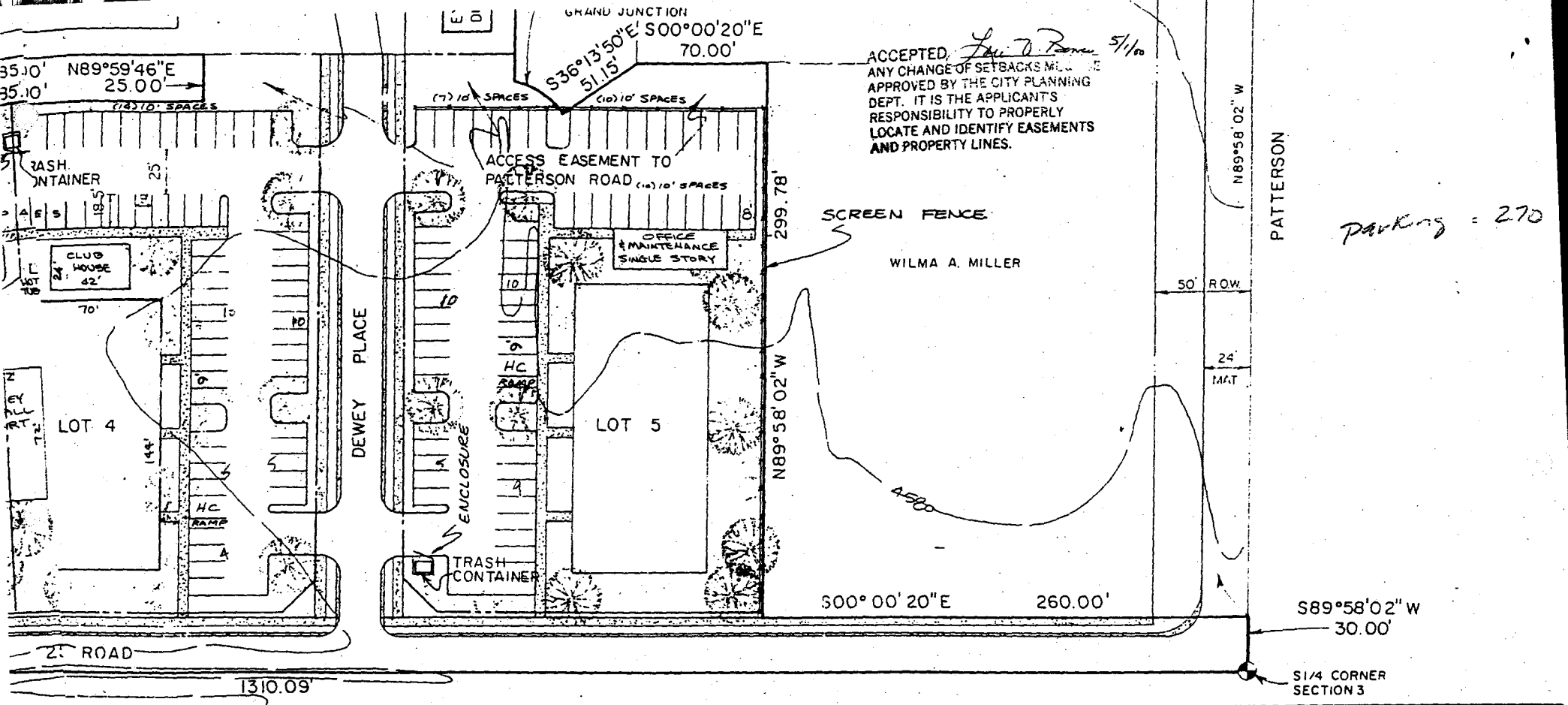
Date 5/1/00
 Date 5-1-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>5-1-00</u>

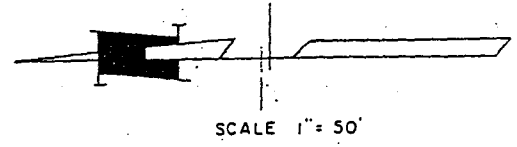
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

file # 200-94



SCAPING ZONES)
 COLORADO WEST IMPROVEMENT
 P.O. BOX 1330
 GRAND JUNCTION



FINAL DEVELOPMENT PLAN		
SITUATED IN THE SW1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDI.		
FOR:	JBI ASSOCIATES	SURVEYED BY:
SCALE:	 1" = 50 FT	DRAWN BY: MEM
DATE:	9/15/94	ACAD ID: FVFL
		SHEET NO.
	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	FILE: 9425