

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

BLDG PERMIT NO. 61227
FILE # <del>61227</del>

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

TAX SCHEDULE NO. 2945-034-08-0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200  
 SQ. FT OF EXISTING BLDG(S) 120,000  
 NO. OF DWELLING UNITS: BEFORE 118 AFTER 119  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS APARTMENTS  
MAINTAINANCE 401  
 DESCRIPTION OF WORK & INTENDED USE:  
ERECT 1 LIVING UNIT A 30  
MAINTAINANCE 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 Walt L. Shy Date 5/1/00  
 Department Approval Luis U. Bonera 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>Dottie Vanover</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)