

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>600⁰⁰</u>	School Impact \$ <u>584⁰⁰</u>

BLDG PERMIT NO. <u>710745</u>
FILE # <u>SPR-2000-135</u>

(Portion of total 18,600.00 @ 300.00/unit.)

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 2558 Dewey Place
BUILDING # 8A TAX SCHEDULE NO. 2945-034-08-015
2945-034-08-018

SUBDIVISION FORSYTH VILLAGE 2 No. 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1296

FILING 2 BLK _____ LOT _____ SQ. FT OF EXISTING BLDG(S) 0

OWNER J.B.I ASSOCIATES NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION

ADDRESS 202 N. AVE 310 PMB NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
GRAND JUNCTION CO 81501 CONSTRUCTION

TELEPHONE 970 245-5800 USE OF ALL EXISTING BLDGS NONE

APPLICANT J.B.I ASSOCIATES DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS 202 N. AVE 310 PMB ERECT NEW 2 UNIT APARTMENT
GRAND JUNCTION CO 81501

TELEPHONE 970-245-5800

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 LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: 20' from Property Line (PL) or _____
from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL PARKING REQUIREMENT: yes

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: Landscape and parking
as per approved plans

MAXIMUM COVERAGE OF LOT BY STRUCTURES 80% CENSUS TRACT 4 TRAFFIC ZONE 10 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 Will E. Shing Date 7/18/00

Department Approval Patricia Pitt Date 9-25-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting	<u>PLAN MAPS SHOW EXISTING DUPLEX IN 20th & 30th WIDEN SWR LINE BUILT BY DEWEY</u>		Date <u>9/25/00</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)