

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>9,000<sup>00</sup></u>	School Impact \$ <u>8,760<sup>00</sup></u>

BLDG PERMIT NO. <u>177469</u>
FILE # <u>SPR-2000-135</u>

Total  
\$17,760<sup>00</sup>

### 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 B DEWEY PL TAX SCHEDULE NO. 2945-031-08-015  
 SUBDIVISION FORSIGHT VILLAGE II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 29376  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT OF EXISTING BLDG(S) 0  
 OWNER J.B.I ASSOCIATES NO. OF DWELLING UNITS: BEFORE 2 AFTER 30  
 ADDRESS 202 N. AVE PMB 310 CONSTRUCTION  
GRAND JUNCTION CO 81501 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 30  
 TELEPHONE 245-5800 250 5160 USE OF ALL EXISTING BLDGS APARTMENTS  
 APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: ERECT  
 ADDRESS \_\_\_\_\_ APARTMENTS  
 TELEPHONE \_\_\_\_\_

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 X 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 Walter L. King Date 10/19/00  
 Department Approval Patricia Pich Date 10-19-00

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>13488</u>
Utility Accounting <u>Debie Overholt</u>	Date <u>10-19-00</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)