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| Planning \$ <u>0</u> | <del>Drainage \$</del> <u>OPEN SPACE</u> <u>2925</u> |
| TCP \$ <u>3900</u>   | School Impact \$ <u>3796</u>                         |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>78021</u> |
| FILE # <u>HPP-1999-183</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 2491 "E" FOUNTAIN GREENS TAX SCHEDULE NO. 2701-334-34-001

SUBDIVISION FOUNTAIN GREENS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13,865

FILING 1 BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) -

OWNER VILLAGE @ Ftn. GREENS LLC NO. OF DWELLING UNITS: BEFORE 46 AFTER 59

ADDRESS 826 21 1/2 RD 61 81005 CONSTRUCTION

TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 5

APPLICANT SAME USE OF ALL EXISTING BLDGS RESIDENTIAL

ADDRESS ✓ DESCRIPTION OF WORK & INTENDED USE: RESIDENTIAL MF CONDOS

TELEPHONE ✓ KNOWLEDGE CONSTRUCTION

*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 PD LANDSCAPING/SCREENING REQUIRED: YES  NO

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

SIDE: 10 from PL REAR: 10 from PL PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT 36 SPECIAL CONDITIONS: PER SITE PLAN DATED 9-12-00

MAXIMUM COVERAGE OF LOT BY STRUCTURES 45% CENSUS TRACT 9 TRAFFIC ZONE 4 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] Date 12/19/00

Department Approval [Signature] Date 12-14-00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 13601

Utility Accounting [Signature] Date 12-19-00

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)