

Planning \$ <i>paid</i>	Drainage \$ -
TCP \$ -	School Impact \$ -

Commercial

BLDG PERMIT NO. <i>74359</i>
FILE # <i>FP-1999-206</i>

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 *364 West Ridges Blvd* TAX SCHEDULE NO. *2945-201-00-071*
SUBDIVISION *Redlands Mesa* SQ. FT. OF PROPOSED BLDG(S)/ADDITION *12x60*
FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) *X*
OWNER *Redlands Mesa* NO. OF DWELLING UNITS: BEFORE - AFTER -
ADDRESS *600 E. Hopkins Ave #205* CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE *0* AFTER *1*
TELEPHONE *Aspen-81611 925-2600* USE OF ALL EXISTING BLDGS -
APPLICANT *Linda Afman* DESCRIPTION OF WORK & INTENDED USE: *temporary*
ADDRESS - *sales office modular*
TELEPHONE *255-7400-*

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 *PR-* LANDSCAPING/SCREENING REQUIRED: YES - NO -
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: -
MAXIMUM HEIGHT - SPECIAL CONDITIONS: *dead line for temp. trailer*
MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT *140* TRAFFIC ZONE *96* ANNX _____

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.

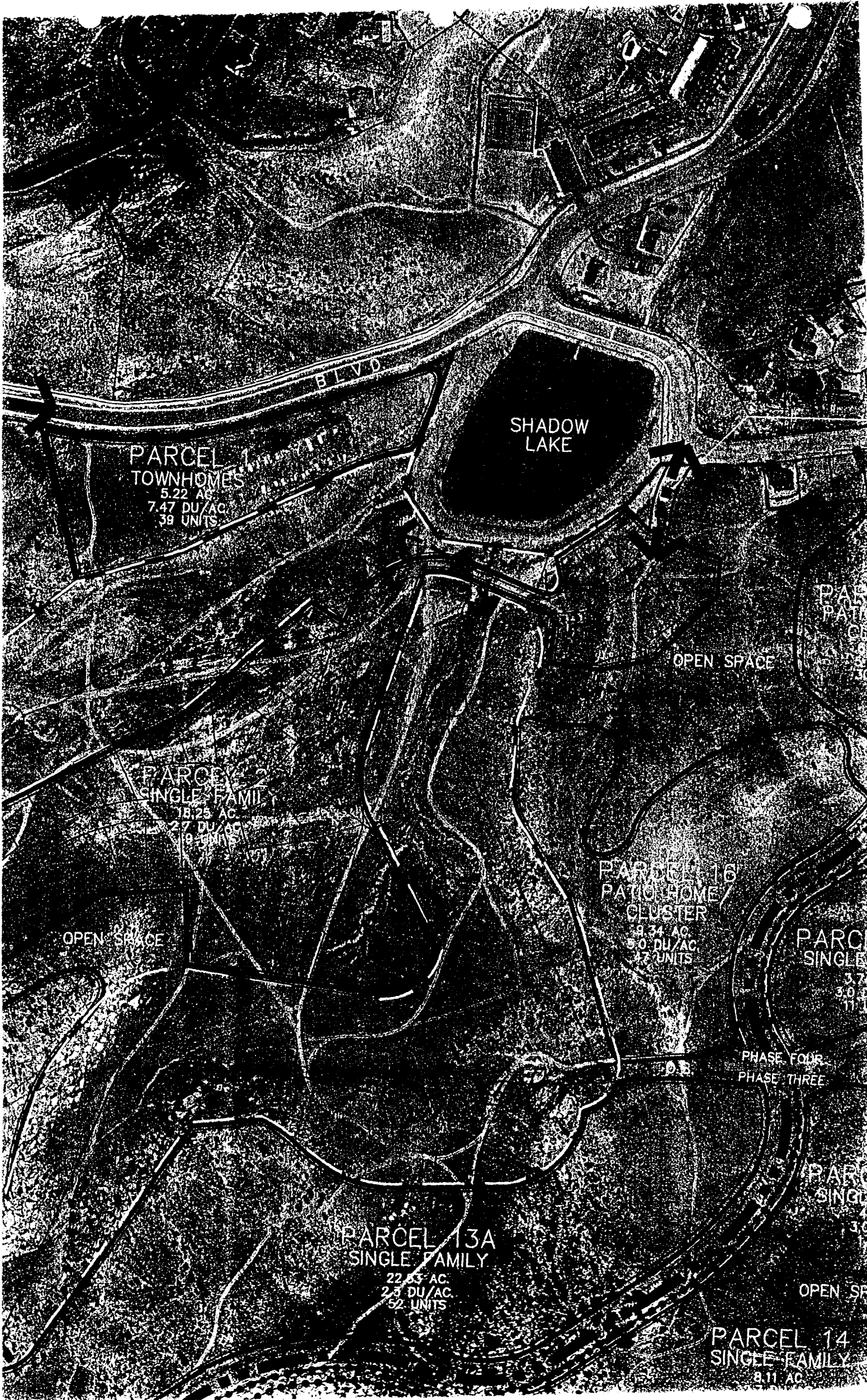
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature *Linda Afman* Date *3-9-2000*
Department Approval *Bonnie Edwards* *(P.P.)* Date *3-9-2000*

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u><i>C. Bensley</i></u>			Date <u><i>3/9/00</i></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)



PARCEL 1
TOWNHOMES
5.22 AC
7.47 DU/AC
39 UNITS

SHADOW LAKE

OPEN SPACE

PARCEL 2
SINGLE FAMILY
18.25 AC
27 DU/AC
19 UNITS

OPEN SPACE

PARCEL 16
PATIO HOME
CLUSTER
8.34 AC
50 DU/AC
37 UNITS

PARCEL 15
SINGLE FAMILY
3.70 AC
30 DU/AC
11 UNITS

PHASE FOUR
PHASE THREE

PARCEL 13A
SINGLE FAMILY
22.53 AC
23 DU/AC
52 UNITS

PARCEL 17
SINGLE FAMILY
3.00 AC
30 DU/AC
11 UNITS

OPEN SPACE

PARCEL 14
SINGLE FAMILY
8.11 AC