Planning $ Pd.	Drainag —
TCP $ N/O	School Impact $ N/A

BLDG PERMIT NO. 81252
FILE # MSP-2001-165

PLANNING CLEARANCE

(070-1526 **(site plan review, multi-family development, non-residential development)**

Grand Junction Community Development Department

AC

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BUILDING ADDRESS 1800 Main St.

SUBDIVISION

FILING BLK 5 LOT 1-24

OWNER Williamsberg Community, LLC

ADDRESS PO Box 9945 Denver Co 80209

TELEPHONE (303) 298-7373

X APPLICANT Bill Bivens

X ADDRESS PO Box 9945 Denver 80209

X TELEPHONE (303) 298-7373

TAX SCHEDULE NO. 2945-133-09-024

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 224 Sq. Ft.

SQ. FT OF EXISTING BLDG(S) #A, #B, #C Total 16,316 (+-)

NO. OF DWELLING UNITS: BEFORE 66 AFTER 66
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4
CONSTRUCTION

USE OF ALL EXISTING BLDGS Building A, B, C, Apartments (Building D office)

DESCRIPTION OF WORK & INTENDED USE: 3 Apartment Buildi

New Building to be an office + bathroom to allow on site Manager privacy at home.

✓ ***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: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT

MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES ____ NO ✓

PARKING REQUIREMENT: No additional required

SPECIAL CONDITIONS: Office/bathroom only, No living quarters.

CENSUS TRACT ____ TRAFFIC ZONE ____ 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).

X Applicant's Signature Managing Owner Date 7/18/01

Department Approval Lori V. Bowen Date 8-27-01

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. See attached
Utility Accounting Marshall Cole			Date 8/27/01

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)