

Planning \$ Paid 9/29/00	Drainage \$ Paid 9/29/00
TCP \$ Paid 9/29/00	School Impact \$ Paid 9/29/00

BLDG PERMIT NO. 83729
FILE # SPR-1999-062

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 2131 North 9th
 SUBDIVISION Rodriguez Subdivision
 FILING 1 BLK 7 LOT 1
 OWNER Lloyd Rodriguez
 ADDRESS 216 Country Club PK
 TELEPHONE 256-7000
 APPLICANT Silvix Sage Contracting
 ADDRESS 1384 UTE Ave GTCO
 TELEPHONE 257-1636

TAX SCHEDULE NO. 2945-111-17-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9196
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 4 AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS 1
 DESCRIPTION OF WORK & INTENDED USE: Unit Apartment Building - NEW 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 Was RMF-64 now RMF-8
 SETBACKS: FRONT: 45' from Property Line (PL) or 10' from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 20' from PL
Per-plan
 MAXIMUM HEIGHT 36'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: 16 spaces
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 5 TRAFFIC ZONE 27 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 Lloyd Rodriguez

Date 3-22-02

Department Approval Jan V. B...

Date February

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13423</u>
Utility Accounting <u>Dotie Vanover</u>			Date <u>3/22/02</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)