

Planning \$ <u>N/A</u>	Drainage <u>\$355.00</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>MSP-2003-094</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 2101 Patterson Road
 SUBDIVISION NE CHRISTIAN CHURCH
 FILING _____ BLK _____ LOT 2
 OWNER Tall Pines Investments, LLC
 ADDRESS 2245 I Road
 TELEPHONE 261-5009
 APPLICANT ~~Development Concepts, Inc.~~ SAME
 ADDRESS ~~2764 Compass Drive~~
 TELEPHONE ~~255-1131~~ 261-5009

TAX SCHEDULE NO. 2945-121-31-008
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~7700~~ 9604/
 SQ. FT. OF EXISTING BLDG(S) approx. 15,000
 NO. OF DWELLING UNITS: BEFORE 25 AFTER 25
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Apartments
 DESCRIPTION OF WORK & INTENDED USE: Addition to apartment building for laundry facility & storage units

✓ 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-8
 SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: ~~25~~ N/A
 SPECIAL CONDITIONS: N/A
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 John Dixon David L. McKel Date 9 May 2003
 Department Approval Janet O. Petersen Date JULY 9, 2003

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>T116-67060</u>
Utility Accounting <u>D Overholt</u>			Date <u>7/10/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)