

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 <u>1950 Barcelona Way Bldg C</u>	TAX SCHEDULE NO. <u>2945-261-00-947 (parent)</u>
SUBDIVISION <u>Linden Pointe</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
FILING _____ BLK <u>3</u> LOT <u>1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>6032</u>
OWNER <u>HJ Housing authority</u>	MULTI-FAMILY:
ADDRESS <u>1011 N 10th St</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>8</u>
CITY/STATE/ZIP <u>HJ CO 81501</u>	CONSTRUCTION
APPLICANT <u>Shaw Construction</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>760 Horizon Dr.</u>	CONSTRUCTION
CITY/STATE/ZIP <u>HJ CO 81506</u>	USE OF ALL EXISTING BLDG(S) <u>—</u>
TELEPHONE <u>242-9236</u>	DESCRIPTION OF WORK & INTENDED USE: _____
	<u>multi family 8-plex</u>

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 <u>RMF-16</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	_____

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 <u>[Signature]</u>	Date <u>5/12/04</u>
Department Approval <u>[Signature]</u>	Date <u>5/12/04</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	to be paid when W/O No. <u>CO IS ISSUED</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/13/04</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)

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 1950 Barcelona Way Bldg D
 SUBDIVISION Linden Pointe
 FILING _____ BLK 3 LOT 1

TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SQ. FT. OF EXISTING BLDG(S) 6032
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6032

OWNER HQ Housing Authority
 ADDRESS 1011 N 10th St
 CITY/STATE/ZIP HQ CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION

APPLICANT Shaw Const.
 ADDRESS 760 Haydon Pl.
 CITY/STATE/ZIP HQ CO 81506
 TELEPHONE 242-9236

USE OF ALL EXISTING BLDG(S) multi-family
 DESCRIPTION OF WORK & INTENDED USE: multi family 8 plex

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 <u>RMF-1U</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
---	---

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]
 Department Approval [Signature]

Date 5-12-04
 Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>To be paid when DO issued</u> Date <u>5/13/04</u>
Utility Accounting	<u>[Signature]</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)

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 1950 Barcelona Way Bldg E
 SUBDIVISION Linden Pointe
 FILING _____ BLK 3 LOT 1
 OWNER HQ Housing Authority
 ADDRESS 1011 N 10th St
 CITY/STATE/ZIP HQ CO 81501
 APPLICANT Shaw Construction
 ADDRESS 7100 Hanger Dr.
 CITY/STATE/ZIP HQ CO 81506
 TELEPHONE 242-9236

TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SQ. FT. OF EXISTING BLDG(S) 12,064
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7464
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) multi family
 DESCRIPTION OF WORK & INTENDED USE:
multi family 8-plex

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 <u>Rm F-11e</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
---	---

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 5-12-04
 Department Approval [Signature] Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>to be paid when issued</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/04</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)

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 1950 Barcelona Way ^{Bld F} TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SUBDIVISION Linden Pointe SQ. FT. OF EXISTING BLDG(S) 19,528
 FILING _____ BLK 3 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7464
 OWNER HJ Housing Authority MULTI-FAMILY:
 ADDRESS 1011 W 10th St NO. OF DWELLING UNITS: BEFORE 0 AFTER 8
 CITY/STATE/ZIP HJ CO 81501 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4
 CONSTRUCTION
 APPLICANT Shaw Construction USE OF ALL EXISTING BLDG(S) multi family
 ADDRESS 760 Horvath Dr. DESCRIPTION OF WORK & INTENDED USE:
 CITY/STATE/ZIP HJ CO 81506 Multi family 8-plex
 TELEPHONE 242-9236

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 <u>BMF-16</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
---	---

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 David [Signature] Date 5-12-04
 Department Approval Lisa E. Cox Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>to be paid when issued</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/04</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)

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 1950 Barcelona Way Bldg 6
 SUBDIVISION Linden Pointe
 FILING _____ BLK 3 LOT 1
 OWNER HJ Housing Authority
 ADDRESS 1011 N 10th St
 CITY/STATE/ZIP HJ CO 81501
 APPLICANT Shaw Construction
 ADDRESS 720 Morrison Dr.
 CITY/STATE/ZIP HJ CO 81506
 TELEPHONE 242-9236

TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SQ. FT. OF EXISTING BLDG(S) 26,992
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9047
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 5 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) multi family
 DESCRIPTION OF WORK & INTENDED USE: Multi family 8-plex

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 <u>RMF-1U</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
---	---

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 5-12-04
 Department Approval Lisa C. Cox Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>to be pd when CO issued</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/04</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)

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 1950 Barcelona Way Bldg H TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SUBDIVISION Linden Pointe SQ. FT. OF EXISTING BLDG(S) 36,039
 FILING _____ BLK 3 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7464
 OWNER HJ Housing Authority MULTI-FAMILY:
 ADDRESS 1011 N 10th St NO. OF DWELLING UNITS: BEFORE 0 AFTER 8
 CITY/STATE/ZIP HJ CO 81501 CONSTRUCTION
 APPLICANT Shaw Construction NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 6
 ADDRESS 700 Haverhill Dr. USE OF ALL EXISTING BLDG(S) Multi family
 CITY/STATE/ZIP HJ CO 81504 DESCRIPTION OF WORK & INTENDED USE:
 TELEPHONE 242-9236 Multi-family 8-plex

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 <u>RMF-16</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	_____

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 5/20/04
 Department Approval [Signature] Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	10 days when W/O No. <u>CO issued</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/04</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)

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 1950 Barcelona Way Bldg F TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SUBDIVISION Linder Pointe SQ. FT. OF EXISTING BLDG(S) 43,503
 FILING _____ BLK 3 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4706
 OWNER HJ Housing Authority MULTI-FAMILY:
 ADDRESS 1011 North St NO. OF DWELLING UNITS: BEFORE 0 AFTER 4
 CITY/STATE/ZIP HJ CO 81501 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 6 AFTER 7
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) multi family
 APPLICANT Shaw Construction DESCRIPTION OF WORK & INTENDED USE:
 ADDRESS 2600 Hanger Pl. Multi-family #plex
 CITY/STATE/ZIP HJ CO 81506
 TELEPHONE 242 9236

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 <u>RMF-16</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	_____

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 5-12-04
 Department Approval [Signature] Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	to be pd when W/O No. <u>CO ISSUED</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/04</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)

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 <u>1950 Barcelona Way Bldg J</u> SUBDIVISION <u>Linden Pointe</u> FILING _____ BLK <u>3</u> LOT <u>1</u> OWNER <u>AJ Housing Authority</u> ADDRESS <u>101 N 10th St</u> CITY/STATE/ZIP <u>AJ CO 81501</u> APPLICANT <u>Shaw Construction</u> ADDRESS <u>760 Hargrave Dr.</u> CITY/STATE/ZIP <u>AJ CO 81506</u> TELEPHONE <u>242-9236</u>	TAX SCHEDULE NO. <u>2945-261-00-947 (parent)</u> SQ. FT. OF EXISTING BLDG(S) <u>48,209</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>7841</u> MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>8</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>7</u> AFTER <u>8</u> CONSTRUCTION USE OF ALL EXISTING BLDG(S) <u>multi family</u> DESCRIPTION OF WORK & INTENDED USE: <u>Multi family 8-plex</u>
--	---

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 <u>RMF-16</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
---	---

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 <u>[Signature]</u>	Date <u>5-12-04</u>
Department Approval <u>[Signature]</u>	Date <u>5/12/04</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5 to be put under CO ISSUED</u> Date <u>5/13/04</u>
Utility Accounting <u>[Signature]</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)

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

2

BLDG PERMIT NO.
FILE # <u>SPR-2003-238</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 150 BARCELONA WAY **BUS K**
 SUBDIVISION LINDEN POINTE
 FILING _____ BLK 3 LOT 1
 OWNER GRAND JCT HOUSING AUTHORITY
 ADDRESS 1011 N 10TH ST
 CITY/STATE/ZIP GRAND JCT, CO 81501
 APPLICANT SHAW CONSTRUCTION
 ADDRESS 760 HORIZON DR
 CITY/STATE/ZIP GRAND JCT, CO 81506
 TELEPHONE 970 242 9236

TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SQ. FT. OF EXISTING BLDG(S) 56,050
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8424
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 8 AFTER 9 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Multi Family
 DESCRIPTION OF WORK & INTENDED USE: Multi Family 8-plex

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 <u>BMF-16</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>E</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____ _____ _____
---	---

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 5/20/04
 Department Approval [Signature] Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	to be paid when WFO No. <u>as issued</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/04</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)