

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 1925 ~~DAVIS~~ ST BLD M
 SUBDIVISION LINDEN POINTE
 FILING _____ BLK 2 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
 CITY/STATE/ZIP GRAND JCT, CO 81506
 TELEPHONE 970 247 9736

TAX SCHEDULE NO. 2945-261-00-947 (parent)
 SQ. FT. OF EXISTING BLDG(S) 8424
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7803
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 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: _____ _____ _____
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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"/>	to be paid when WO 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)