

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

LDG PERMIT NO.
FILE # <u>MSP-2005-004</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 1222 ELM AVE TAX SCHEDULE NO. 2945-123-13-027

SUBDIVISION lots 26, 27, 28. BLOCK 2 PROSPECT SQ. FT. OF EXISTING BLDG(S) APROX 16,000

~~FILING PARK SUB~~ SEC 12 TOWNSHIP 15 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS SAME

OWNER DP & RC LLC - AARP LLC MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 32 AFTER 32 OR 16
 CONSTRUCTION

ADDRESS 515 1/2 RADO DR
 CITY/STATE/ZIP GRAND JUNCTION, CO. 81503 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION APARTMENT

APPLICANT DP & RC LLC USE OF ALL EXISTING BLDG(S) STUDENT HOUSING

ADDRESS 515 1/2 RADO DR. DESCRIPTION OF WORK & INTENDED USE: ~~REMOVE ROOM~~
 CITY/STATE/ZIP GRAND JUNCTION, CO. TO RE-ASSESS & EXPAND PARKING
 TELEPHONE 970 243 9737 / 640 7876 FOR STUDENT HOUSING.

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

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 Jan 11 2005

Department Approval C. Gaye Hall Date 7/18/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>premit 60001</u>
Utility Accounting <u>Kateelsberry</u>	Date <u>7/18/05</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)