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|------------------------|----------------------------------|
| Planning \$ | Drainage \$ <u>N/A</u> |
| TCP \$ <u>8,312.00</u> | School Impact \$ <u>2,336.00</u> |

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|----------------------------|
| BLDG PERMIT NO. |
| FILE # <u>SPR-2005-175</u> |

PARK FEE: 41,800.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

TO BE PAID AT
TIME OF CERT.
OF OCCUPANCY.

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2048 N. 12th St.

TAX SCHEDULE NO. 2945-122-00-083-076

SUBDIVISION FAIRMOUNT VILLAGE

SQ. FT. OF EXISTING BLDG(S) N/A

FILING _____ BLK 5 LOT 13+16

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~7440~~ 7,440

OWNER JBB CORP.

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 1 AFTER 8
CONSTRUCTION

ADDRESS 93 S. DEVINNEY ST.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 7
CONSTRUCTION

CITY/STATE/ZIP GOLDEN, CO. 80401

USE OF ALL EXISTING BLDG(S) RESIDENTIAL

APPLICANT JBB CORP. D+M CONST.

DESCRIPTION OF WORK & INTENDED USE: ICF STRUCT.

ADDRESS 1209 N. 15th ST.

CITY/STATE/ZIP GRAND JUNCTION CO 81501

CONCRETE SHELL, 2 STORY (RIO Bldg)

TELEPHONE 255-1592

CONDOMINIUMS PHASE II ONLY - RIO

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

8 UNITS BUILDING

ZONE RMF-24

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 20' from Property Line (PL) or
from center of ROW, whichever is greater

PARKING REQUIREMENT: 1.8 SPACES PER UNIT

SIDE: 5' from PL REAR: 10' from PL

SPECIAL CONDITIONS: ALL FEES TO BE PAID AT

MAX. HEIGHT 40'

TIME OF CERT. OF OCCUPANCY,

MAX. COVERAGE OF LOT BY STRUCTURES 80%

TCP, SCHOOL IMPACT, WATER, SEWER, ETC.

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 William G. Moss

Date 3-1-06

Department Approval Scott O. Peterson

Date 3-2-06

| | | | |
|--|---|-----------------------------|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. |
| Utility Accounting | <u>Kate Elsbury</u> | | Date <u>3/2/06</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)