

Planning \$	Drainage \$ <u>N/A</u>
TCP \$ <u>12,468.00</u>	School Impact \$ <u>3,504.00</u>

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

Park Fee: \$2,700.00

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 11,160

OWNER JBB CORPORATION

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 1 AFTER 12
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 D&M CONSTRUCTION

DESCRIPTION OF WORK & INTENDED USE: 15F STRUCT.

ADDRESS 1309 N. 1st St.

CONCRETE SHELL, 3 STORY (REDLANDS)

CITY/STATE/ZIP GRAND JUNCTION, CO. 80401

CONDOMINIUMS PHASE III ONLY - REDLANDS

TELEPHONE 970-255-1592

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

12 UNITS

ZONE <u>RMF-24</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>1-8 spaces per unit</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>ALL FEES TO BE PAID AT TIME OF CERT. OF OCCUPANCY.</u>
MAX. HEIGHT <u>40'</u>	<u>TCP, SCHOOL IMPACT, WATER, SEWER PARK, ETC.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>80%</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 William D. Mose

Date 3-1-06

Department Approval John D. Peter

Date 3-2-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No.
Utility Accounting <u>Kate Elbering</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)