

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

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

PARK PREP. 42,700.00 **PLANNING CLEARANCE** TO BE PAID
 (site plan review, multi-family development, non-residential development) AT TIME OF
Grand Junction Community Development Department **CERT. OF OCCUPANCY**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2048 N. 12TH ST.
 SUBDIVISION FAIRMOUNT VILLAGE
 FILING _____ BLK 5 LOT 13 + 16
PORTIONS OF
 OWNER JBB CORP.
 ADDRESS 935 DEVINNEY ST.
 CITY/STATE/ZIP GOLDEN, CO. 80401

TAX SCHEDULE NO. 2945-122-00-083-074
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,160
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 12
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 7
 CONSTRUCTION

APPLICANT DJM CONSTRUCTION
 ADDRESS 1309 N. 12TH ST.
 CITY/STATE/ZIP GRAND JUNCTION, CO. 81501
 TELEPHONE 970-255-1592

USE OF ALL EXISTING BLDG(S) RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE: ICF STRUCT.
CONCRETE SHELL, 3 STORY (CLIFF) PHASE
IV ONLY CLIFF BUILDING

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

12 UNITS

ZONE <u>RMF-24</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 J. Moss Date 3-1-06
 Department Approval John D. 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 Elsbey</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)