

Perks Planning \$ 16,200	Drainag. \$ 10,437
TCP \$ 79,200	School Impact \$ 33,120

G PERMIT NO.
FILE # SPR-2007-343

address change
2-28-08
per
Gayle Henderson

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 520.515 Court Rd.
~~2805 2807 3811 3813 3815~~
ELM AVENUE
SUBDIVISION ARBOR VISTA
FILING 1 BLK 1 LOT 1 & 2

TAX SCHEDULE NO. 2943.073.50.941
2943.073.50.942
SQ. FT. OF EXISTING BLDG(S) UNKNOWN
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 80,316

OWNER GRAND JUNCTION HOUSING AUTH.
ADDRESS 1011 NORTH TENTH STREET
CITY/STATE/ZIP GRAND JUNCTION, CO 81501

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 4 AFTER 72 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 7 AFTER 9 CONSTRUCTION

APPLICANT ODELL ARCHITECTS
ADDRESS 1129 CHEROKEE ST.
CITY/STATE/ZIP DENVER, CO 80204
TELEPHONE 303-670-5980

USE OF ALL EXISTING BLDG(S) DEMOLISHED
DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION
OF 9 NEW AFFORDABLE FOR RENT
APARTMENT BUILDINGS FOR GJHA

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>R-12 & B-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>-per site plan</small>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>per site plan</u>
SIDE: <u>5' (R-12)</u> from PL REAR: <u>10' (R-12)</u> from PL <u>0' (B-1)</u> <u>40'</u> <u>15' (B-1)</u>	SPECIAL CONDITIONS: <u>*deferral of fees* see approval letter</u> <u>sewer fees will be deferred until CO is issued.</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>75% (R-12)</u> <u>N/A (B-1)</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 Joe Weirich P.M. ODELL ARCH. Date 11-12-07
Department Approval Adam Ode Date 2-13-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>see note</u>
Utility Accounting <u>see note</u>			Date <u>2-13-08</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)