

Parks Planning \$ 16,200	Drain. \$ 10,437
TCP \$ 79,200	School Impact \$ 33,120

G PERMIT NO.
FILE # SPR-2007-343

## 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 <u>2805, 2809, 2811, 2813, 2815 ELM AVENUE</u> SUBDIVISION <u>ARBOR VISTA</u> FILING <u>1</u> BLK <u>1</u> LOT <u>1 &amp; 2</u> OWNER <u>GRAND JUNCTION HOUSING AUTH.</u> ADDRESS <u>1011 NORTH TENTH STREET</u> CITY/STATE/ZIP <u>GRAND JUNCTION, CO 81501</u> APPLICANT <u>ODELL ARCHITECTS</u> ADDRESS <u>1129 CHEROKEE ST.</u> CITY/STATE/ZIP <u>DENVER, CO 80204</u> TELEPHONE <u>303-670-5980</u> <i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	TAX SCHEDULE NO. <u>2943.073.50.941</u> <u>2943.073.50.942</u> SQ. FT. OF EXISTING BLDG(S) <u>UNKNOWN</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>80,316</u> MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>4</u> AFTER <u>72</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>7</u> AFTER <u>9</u> CONSTRUCTION USE OF ALL EXISTING BLDG(S) <u>DEMOLISHED</u> DESCRIPTION OF WORK & INTENDED USE: <u>CONSTRUCTION OF 9 NEW AFFORDABLE FOR RENT APARTMENT BUILDINGS FOR GJHA</u>
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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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

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>John Weirich</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)