

Town Homes 8 units

Planning \$ 10.00	Drainage \$
TCP \$	School Impact \$ 2,334

BLDG PERMIT NO. 74335
FILE # FPP-1998-131

POS 1,800

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 2461 F¹/₄ Rd
 SUBDIVISION The Homestead
 FILING 1 BLK 2 LOT 6
 OWNER Hacienda Partners LLC
 ADDRESS 2461 F¹/₄ Rd
 TELEPHONE 255 7000
 APPLICANT HORIZON BIDS LLC
 ADDRESS 2461 F¹/₄ Rd
 TELEPHONE 256.0748

TAX SCHEDULE NO. 2945-044-10-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9117
 SQ. FT. OF EXISTING BLDG(S) NA
 NO. OF DWELLING UNITS: BEFORE _____ AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RES
 DESCRIPTION OF WORK & INTENDED USE: 1 8-Plex Bldg 6

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

DNE PR
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: Yes
 SPECIAL CONDITIONS: _____
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____
 CENSUS TRACT 9 TRAFFIC ZONE 4 ANNEX _____

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.

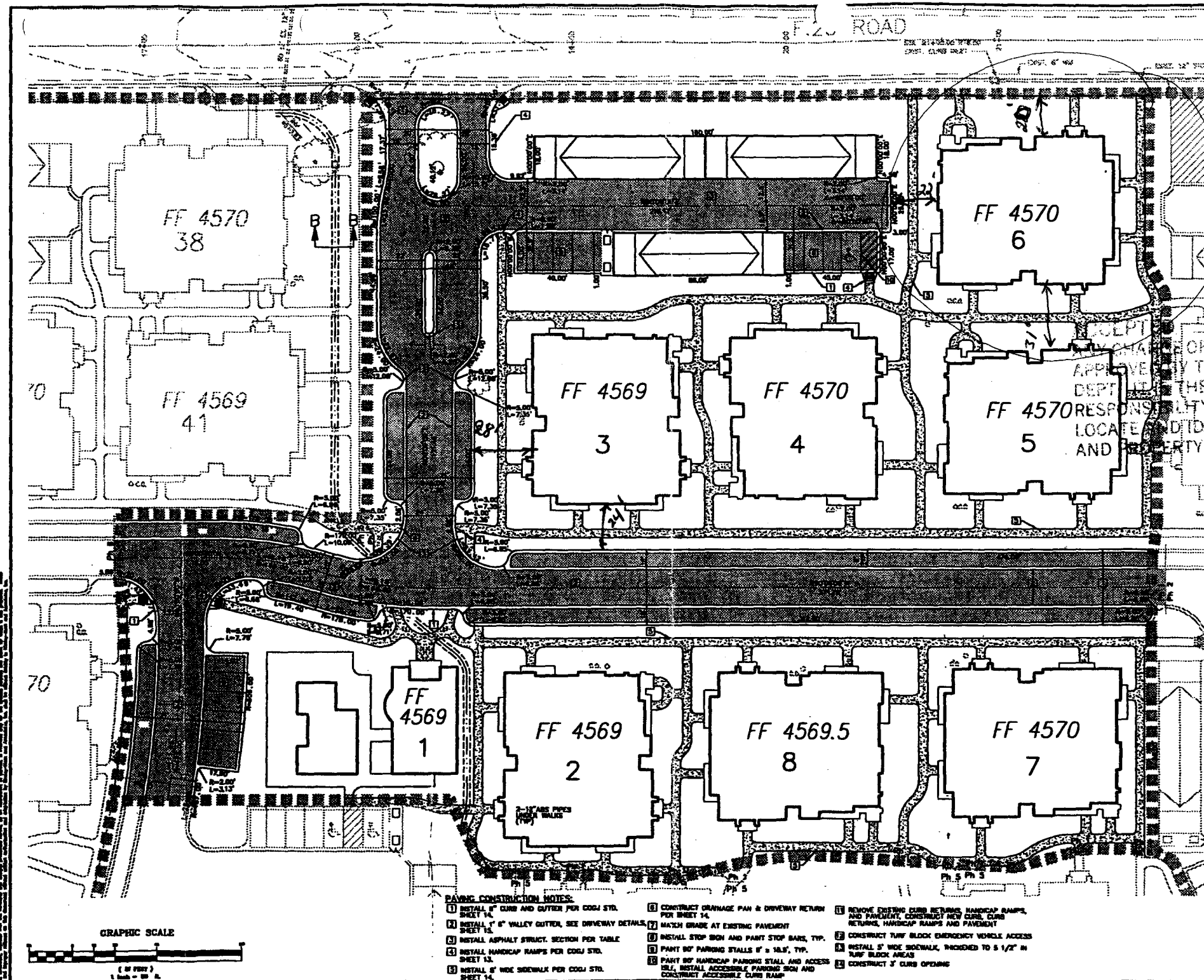
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Peter Cole Date 3-15-00
 Department Approval Misha Dragon Date 3/15/00

ditional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>93 12941</u>
Utility Accounting	<u>CM Cole</u>		Date <u>3/15/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Y. Ashu 3/15/00

RECEPT OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

EASEMENTS

NUMBER 5 REBAR -	N 50848.6291
	E 20955.4721
	ELEV 4565.05
NUMBER 5 REBAR -	N 50873.5790
	E 21420.0992
	ELEV 4565.82
NUMBER 5 REBAR -	N 50767.2831
	E 21946.8886
	ELEV 4567.59

APPROVALS:
APPROVED FOR COMPLIANCE WITH CITY CODE:

CITY DEVELOPMENT ENGINEER	____	DATE	____
CITY COMMUNITY DEVELOPMENT	____	DATE	____
CITY UTILITY ENGINEER	____	DATE	____
CITY WATER CONSERVANCY DISTRICT	____	DATE	____

PAVEMENT ALTERNATIVE SECTIONS

PAVEMENT SECTION LOCATIONS	MASSBERRY SECTION-82		
	HSP	ABC	TOTAL
PARKING LOTS, SPACES AND DRIVEWAYS	3	7	10
WEST ROADWAY TO WEST ENTRANCE ROAD	4	5	9
SOUTH ROADWAY	4	7.5	11.5
EAST ROADWAY TO EAST ENTRANCE ROAD AND WEST ENTRANCE ROAD	4	8.5	12.5
EAST ENTRANCE ROAD	4	8	13

HSP = HOT BITUMINOUS PAVEMENT
ABC = AGGREGATE BASE COURSE, CLASS 8



PAVING CONSTRUCTION NOTES:

- 1) INSTALL 1" CURB AND CUTTER PER COGJ STD. SHEET 14.
- 2) INSTALL 1" x 6" VALLEY CUTTER, SEE DRIVEWAY DETAILS, SHEET 14.
- 3) INSTALL ASPHALT STRUCT. SECTION PER TABLE SHEET 13.
- 4) INSTALL HANDICAP RAMPS PER COGJ STD. SHEET 13.
- 5) INSTALL 6" WIDE SIDEWALK PER COGJ STD. SHEET 14.
- 6) CONSTRUCT DRAINAGE PAN & DRIVEWAY RETURN PER SHEET 14.
- 7) MATCH GRADE AT EXISTING PAVEMENT
- 8) INSTALL STOP SIGN AND PAINT STOP BARS, TYP.
- 9) PAINT 80' PARKING STALLS 8' x 16.5', TYP.
- 10) PAINT 80' HANDICAP PARKING STALL AND ACCESS ISL, INSTALL ACCESSIBLE PARKING SIGN AND CONSTRUCT ACCESSIBLE CURB RAMP
- 11) REMOVE EXISTING CURB RETURNS, HANDICAP RAMPS, AND PAVEMENT, CONSTRUCT NEW CURB, CURB RETURNS, HANDICAP RAMPS AND PAVEMENT
- 12) CONSTRUCT TYP. BLOCK EMERGENCY VEHICLE ACCESS TYP. BLOCK AREA
- 13) INSTALL 3" WIDE SIDEWALK, THICKENED TO 5 1/2" IN TYP. BLOCK AREA
- 14) CONSTRUCT 3" CURB OPENING

Kimley-Horn and Associates, Inc.
 1188 KIMLEY-HORN AND ASSOCIATES, INC.
 Engineering, Planning, and 1918 Arapahoe Street, Tower 1, Suite 800
 Environmental Consultants Denver, Colorado 80202 (303) 441-8833
 DATE: JULY 1998

HACIENDA PHASE 1 PAVING AND HORIZONTAL CONTROL GRAND JUNCTION, COLORADO

PROJECT NO. 06773300
 DRG. NAME 3300P-H2
 4 of 22