

\$ 10.00	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. 78146
FILE #

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 F 1/4 ROAD

SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION

FILING _____ BLK _____ LOT _____

OWNER HACIENDA PARTNERS, LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE (970) 255-7000

APPLICANT HORIZON BUILDERS OF GRAND JCT., LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE (970) 255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300 s.f. #6

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____
CONSTRUCTION OF NEW GARAGES

✓ **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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

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 [Signature] Date 12/22/00

Department Approval [Signature] Date 12/22/00

Additional water and/or sewer tap fee(s) are required: YES	NO <u>[Signature]</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>		Date <u>12/22/00</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)

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78144</u>
FILE #

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 F 1/4 ROAD

SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION

FILING _____ BLK _____ LOT _____

OWNER HACIENDA PARTNERS, LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE (970) 255-7000

APPLICANT HORIZON BUILDERS OF GRAND JCT., LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE (970) 255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 S.F. #7

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____
CONSTRUCTION OF NEW GARAGES

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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of PD, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: A total of 8 Planning Clearances were issued for app. 9, 10, 11, which each have a stall carport & 6 garages

CENSUS TRACT 9 TRAFFIC ZONE 4 ANNEX 12, 13

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 [Signature] Date 12/22/10

Department Approval [Signature] Date 12/22/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/22/10</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)

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78139</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT EX 3

BUILDING ADDRESS 2461 F 1/4 ROAD

SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION

FILING _____ BLK _____ LOT _____

OWNER HACIENDA PARTNERS, LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE (970) 255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 S.F. #9

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

APPLICANT HORIZON BUILDERS OF GRAND JUNCTION, LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE (970) 255-7000

DESCRIPTION OF WORK & INTENDED USE: _____
CONSTRUCTION OF NEW GARAGES

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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

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 [Signature] Date 12/27/00

Department Approval [Signature] Date 12/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>[initials]</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/22/00</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)

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78145</u>
FILE #

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 F 1/4 ROAD

SUBDIVISION THE HOMESTEAD IN GRAND JUNCTION

FILING _____ BLK _____ LOT _____

OWNER HACIENDA PARTNERS, LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE 970-255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 S.F. #10

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

APPLICANT HORIZON BUILDERS OF GRAND JUNCTION LLC

ADDRESS 2461 F 1/4 ROAD

TELEPHONE 970-255-7000

DESCRIPTION OF WORK & INTENDED USE: _____
CONSTRUCTION OF NEW GARAGES

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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of PL whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

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 [Signature] Date 12/22/00

Department Approval [Signature] Date 12/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/22/00</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)

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78143</u>
FILE #

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 F 1/4 Road

SUBDIVISION The Homestead in Grand Junction

FILING _____ BLK _____ LOT _____

OWNER Hacienda Partners, LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

APPLICANT Horizon Builders of Grand Jct., LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 s.f. #11

SQ. FT. OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____
Construction of New Garages

** 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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

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.

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Applicant's Signature [Signature] Date 12/22/00

Department Approval [Signature] Date 12/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/22/00</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)

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78192</u>
FILE #

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 F 1/4 Road

SUBDIVISION The Homestead in Grand Junction

FILING _____ BLK _____ LOT _____

OWNER Hacienda Partners, LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

APPLICANT Horizon Builders of Grand Jct., LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 s.f. #12

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____
Construction of New Garages

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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

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.

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Applicant's Signature [Signature] Date 12/22/00

Department Approval [Signature] Date 12/22/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>12/22/00</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)

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>78141</u>
FILE #

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 F 1/4 Road

SUBDIVISION The Homestead in Grand Junction

FILING _____ BLK _____ LOT _____

OWNER Hacienda Partners, LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 s.f. #14

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

APPLICANT Horizon Builders of Grand Junction, Inc

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

DESCRIPTION OF WORK & INTENDED USE: _____
Construction of New Garages

✓ **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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

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.

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Applicant's Signature [Signature]

Department Approval [Signature]

Date 12/23/00

Date 12/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/22/00</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)

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>78140</u>
FILE #

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 F 1/4 Road

SUBDIVISION The Homestead in Grand Junction

FILING _____ BLK _____ LOT _____

OWNER Hacienda Partners, LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

TAX SCHEDULE NO. 2945-004-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6000 S.F. #15

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

APPLICANT Horizon Builders of Grand Jct., LLC

ADDRESS 2461 F 1/4 Road

TELEPHONE 970-255-7000

DESCRIPTION OF WORK & INTENDED USE: _____
Construction of New Garages

✓ 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 PD

SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW whichever is greater
 SIDE: Per Plat from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: See Attached

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.

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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 [Signature] Date 12/22/00

Department Approval [Signature] Date 12/22/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/22/00</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)

Alisa Magan 12/22/00

ACCEPTED
ANY CHANGE 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.

800 SqFt

800 SqFt

1600 SqFt

600 SqFt

600 SqFt

PHASE 6

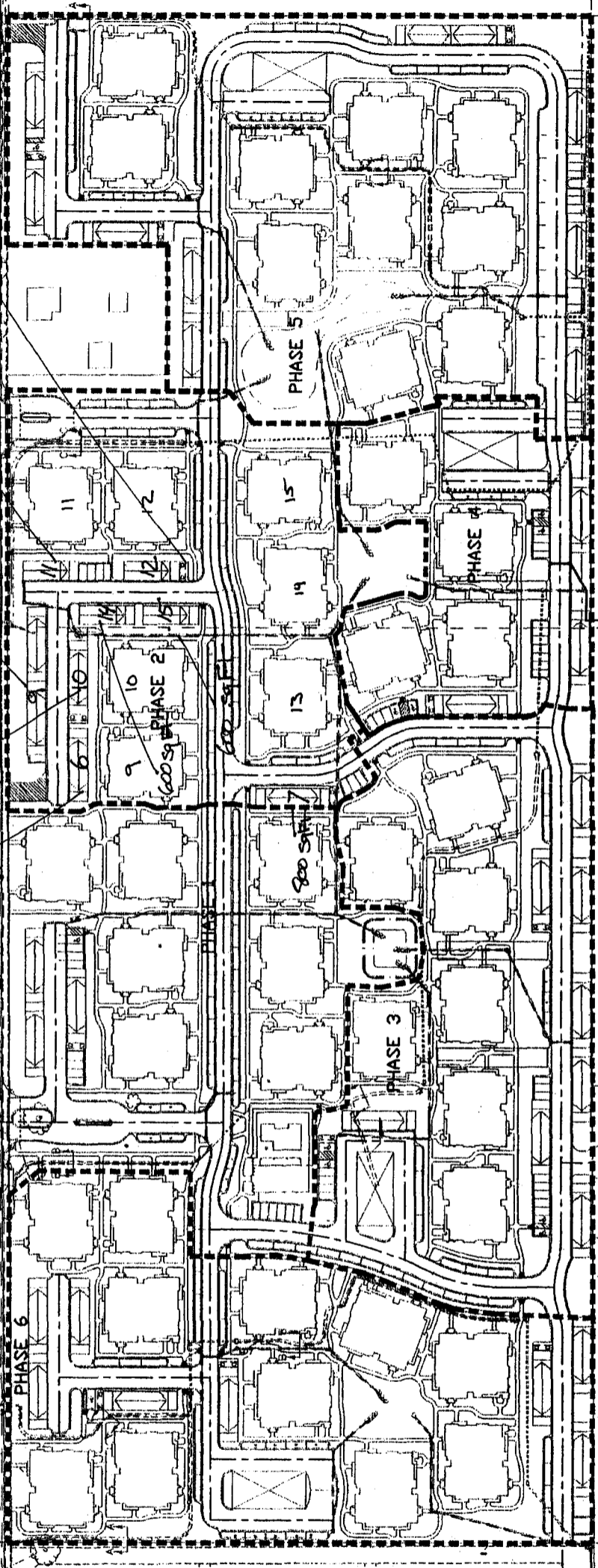
PHASE 2

PHASE 3

PHASE 5

PHASE 4

PHASE 7



PHASE LOCATIONS

THOMPSON-LARGORD CORP.
ENGINEERS AND LAND SURVEYORS
805 W. 1/2 N. 3RD ST.
GRAND JUNCTION, COLORADO

NO.	DATE	REVISION
1	9/7/00	REVISED PHASE 2-5
2	10/4/00	REVISED PHASE 2-5

DATE	SCALE	SHEET NO.	TOTAL SHEETS
6/20/2001	AS SHOWN	0378-01	1 OF 1