

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>300.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>79633</u>
FILE # <u>FPP-1999-114</u>

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 586 W. Indian Creek ^{Unit A} TAX SCHEDULE NO. 2943-071-17-002

SUBDIVISION Peppertree SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344

FILING 4 BLK _____ LOT 1 SQ. FT OF EXISTING BLDG(S) 0

OWNER Patterson Road Developments LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 51

ADDRESS 710 S 15th 81501 CONSTRUCTION

TELEPHONE (970) 242-8134 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 51

APPLICANT William Fitzgerald USE OF ALL EXISTING BLDGS SF RES

ADDRESS 202 N. Ave PMB 164 DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE (970) 248-9708 5-plex townhome (1 DWELLING PER LOT)

✓ 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 P.D LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: 0 from Property Line (PL) or 0 from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 0 from PL PARKING REQUIREMENT: 5 parking spaces

MAXIMUM HEIGHT 30' SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 6 TRAFFIC ZONE 29 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 3/26/01

Department Approval [Signature] Date 6-11-01

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>14031</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-14-01</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 \$ <u>300.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>79632</u>
FILE # <u>FPP-1999-114</u>

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 586 W. Indian Creek ^{unit B} TAX SCHEDULE NO. 2943-071-17-003

SUBDIVISION Peppertree SQ. FT. OF PROPOSED BLDG(S)/ADDITION 912

FILING 4 BLK _____ LOT B 2 SQ. FT. OF EXISTING BLDG(S) 0

OWNER Patterson Road Developments LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 3

ADDRESS (970) 242-8134 CONSTRUCTION

TELEPHONE 710 S. 15th 81501 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3

APPLICANT William Fitzgerald USE OF ALL EXISTING BLDGS SF RES

ADDRESS 202 N. Ave PMB 164 DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE (970) 248-9708 5 plex townhouse (1 swimming pool lot)

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 LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: 0 from Property Line (PL) or 0 from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 0 from PL PARKING REQUIREMENT: 5 parking spaces

MAXIMUM HEIGHT 30' SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ PER FPP-1999-114

CENSUS TRACT 6 TRAFFIC ZONE 29 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 3/26/01

Department Approval [Signature] Date 6-11-01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>14032</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-14-01</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 \$ <u>300.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>79631</u>
FILE # <u>FPP-1999-114</u>

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 586 W. Indian Creek ^{unit} C

TAX SCHEDULE NO. 2943-071-17-004

SUBDIVISION Peppertree

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 912

FILING 4 BLK _____ LOT 3

SQ. FT OF EXISTING BLDG(S) 0

OWNER Patterson Road Developments

NO. OF DWELLING UNITS: BEFORE 0 AFTER 3
CONSTRUCTION

ADDRESS 710 S. 15th 81501

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3
CONSTRUCTION

TELEPHONE (970) 242-8134

USE OF ALL EXISTING BLDGS SF RES

APPLICANT William Fitzgerald

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 202 N. Ave PMB 164

5 plex town house

TELEPHONE (970) 248-9708

(1 DWELLING PER LOT)

✓ *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

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: 0 from Property Line (PL) or 0 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: 5 parking spaces

MAXIMUM HEIGHT 30'

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

PER FPP-1999-114

CENSUS TRACT 6 TRAFFIC ZONE 29 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 3/26/01

Department Approval [Signature]

Date 6-11-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14030</u>
Utility Accounting	<u>Kate Hart</u>		Date <u>6/14/01</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 \$ <u>300.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>79630</u>
FILE # <u>FPP-1999-114</u>

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 586 W. Indian Creek unit D TAX SCHEDULE NO. 2943-071-17-005

SUBDIVISION Pepper tree SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344

FILING 4 BLK _____ LOT 4 SQ. FT OF EXISTING BLDG(S) 0

OWNER Patterson Road Developments LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 5
 CONSTRUCTION

ADDRESS 710 S. 15th 81501 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 5
 CONSTRUCTION

TELEPHONE (970) 242-8134 USE OF ALL EXISTING BLDGS SF RES

APPLICANT William Fitzgerald DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 202 N. Ave PMB 164 5 plex townhome
(1 DWELLING PER LOT)

TELEPHONE (970) 248-9708

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 P.D LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: 0 from Property Line (PL) or _____
0 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: 5 parking spaces

MAXIMUM HEIGHT 30' SPECIAL CONDITIONS: _____
PER FPP-1999-114

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 6 TRAFFIC ZONE 29 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 3/26/01

Department Approval [Signature] Date 6-11-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14033</u>
Utility Accounting	<u>Kate Holt</u>		Date <u>6/14/01</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 \$ <u>300.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>79629</u>
FILE # <u>FPP-1999-114</u>

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>586 W. Indian Creek ^{Unit} E</u> SUBDIVISION <u>Pepper tree</u> FILING <u>4</u> BLK _____ LOT <u>5</u> OWNER <u>Patterson Road Developments LLC</u> ADDRESS <u>710 S. 15th 81501</u> TELEPHONE <u>(970) 242-8134</u> APPLICANT <u>William Fitzgerald</u> ADDRESS <u>202 N. Ave PMB 164</u> TELEPHONE <u>(970) 248-9708</u>	TAX SCHEDULE NO. <u>2943-071-17-006</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1344</u> SQ. FT OF EXISTING BLDG(S) <u>0</u> NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>3</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>3</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>None</u> DESCRIPTION OF WORK & INTENDED USE: <u>SF RES</u> <u>5 plex townhome</u> <u>(1 UNIT PER LOT)</u>
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✓ 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>PD</u> SETBACKS: FRONT: <u>0</u> from Property Line (PL) or <u>0</u> from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>0</u> from PL MAXIMUM HEIGHT <u>30'</u> MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>5 parking spaces</u> SPECIAL CONDITIONS: _____ <u>PER FPP-1999-114</u> CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>29</u> ANNEX _____
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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.

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Applicant's Signature <u>[Signature]</u>	Date <u>3/26/01</u>
Department Approval <u>[Signature]</u>	Date <u>6-11-01</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14034</u>
Utility Accounting <u>Kate Hald</u>	Date <u>6/14/01</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)