

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u>2336</u>

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BLDG PERMIT NO.
FILE # <u>1998-131</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 2461 E 1/4 RD #800 TAX SCHEDULE NO. 2945-044-10-093

SUBDIVISION THE HOMESTEAD OF GRAND JUNCTION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,274

FILING _____ BLK 2 LOT BLD#8 GARAGE #8 SQ. FT OF EXISTING BLDG(S) _____

OWNER GRACE HOMES NO. OF DWELLING UNITS: BEFORE 0 AFTER 8
 CONSTRUCTION

ADDRESS 786 VALLEY CT NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION

TELEPHONE 523 5555 USE OF ALL EXISTING BLDGS _____

APPLICANT GRACE HOMES DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION
MULTI-FAMILY RESIDENTIAL - 8 floor
DETACHED GARAGE

ADDRESS 786 VALLEY CT

TELEPHONE 523 5555

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 B LANDSCAPING/SCREENING REQUIRED: YES NO _____

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

PARKING REQUIREMENT: as per plan

MAXIMUM HEIGHT as per plan SPECIAL CONDITIONS: all site improvements, including landscaping + parking must be complete prior to issuance of CO

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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 9-4-03

Department Approval [Signature] Date 9-4-03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>16224</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/5/03</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)

10%

N 51120.820
E 21018.074

N 51120.820
E 21099.074 37

FF 4569.5

00

N

9-4-03
KP
ACCEPTED OF SETBACKS MUST BE
ANY CHANGE BY THE CITY PLANNING
APPROVED BY THE APPLICANTS
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

K. Parker
9-4-03

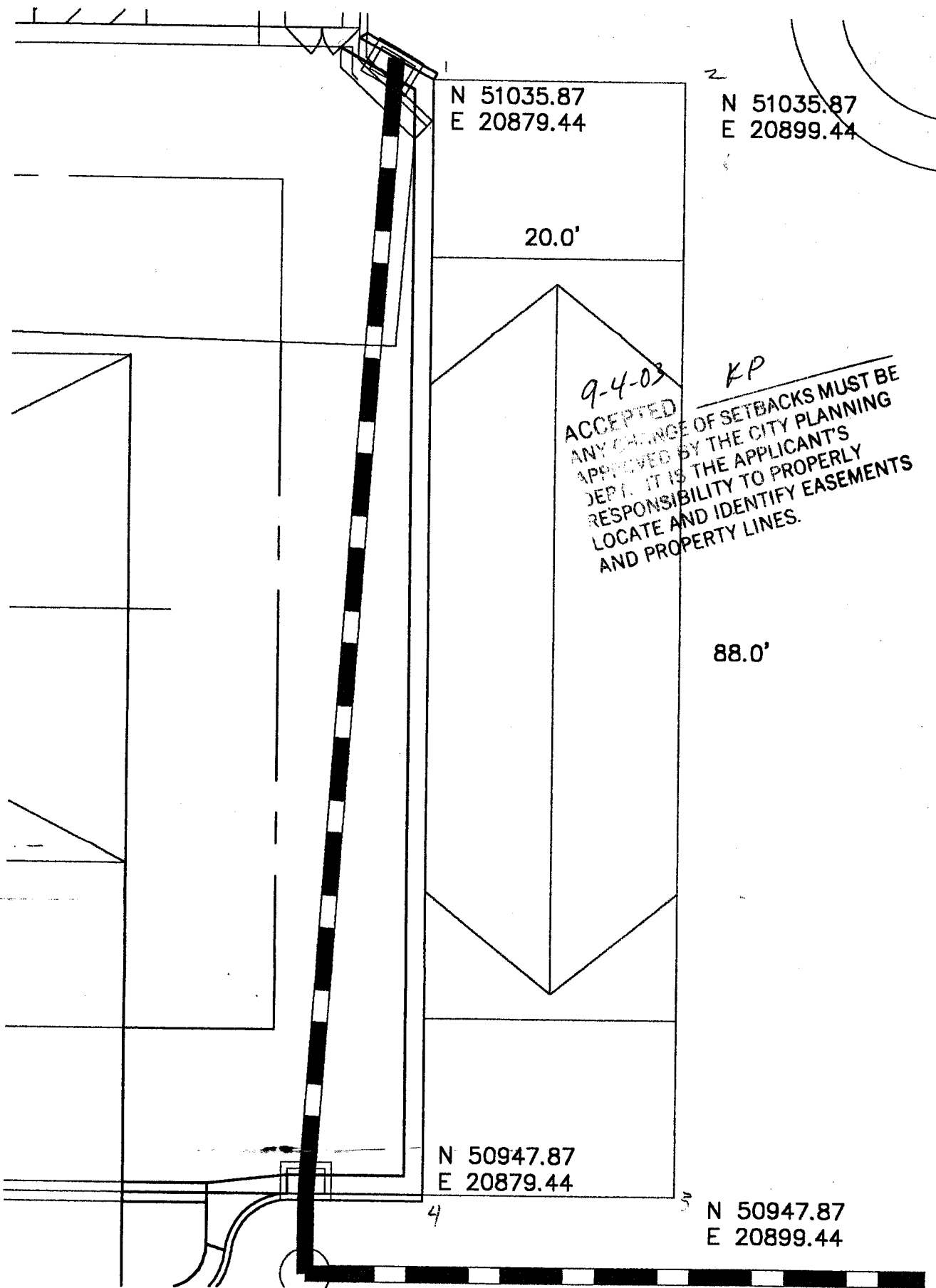
N 51052.154
E 21018.074

N 51052.154
E 21099.074

38

1313

1314



N 51035.87
E 20879.44

2
N 51035.87
E 20899.44

20.0'

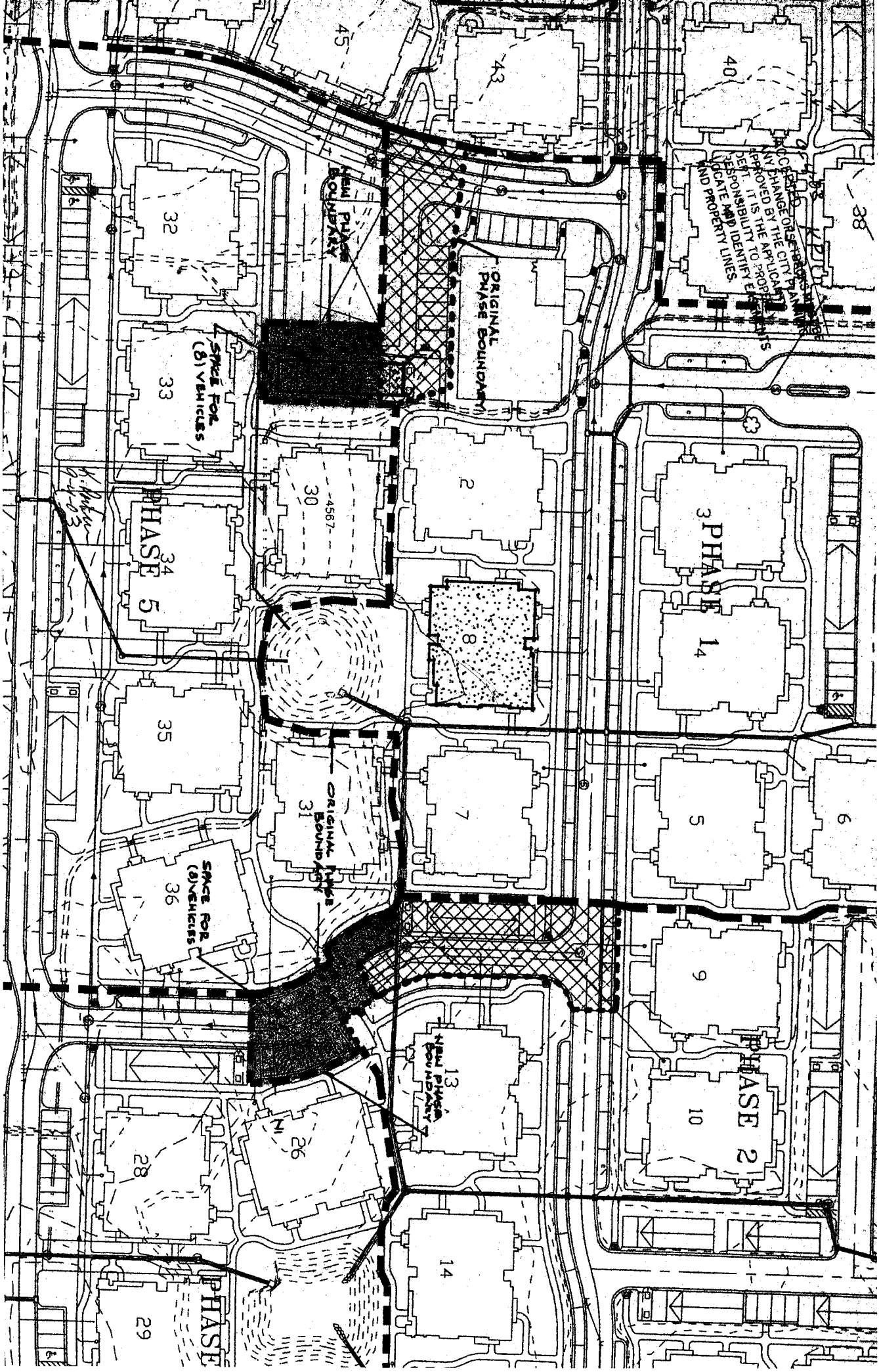
9-4-03
ACCEPTED
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AND PROPERTY LINES.

88.0'

4
N 50947.87
E 20879.44

3
N 50947.87
E 20899.44

K. Portman
9-4-03



ALL CHANGES OR ALTERATIONS TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER. IT IS THE APPLICANT'S RESPONSIBILITY TO CLARIFY AND IDENTIFY ALL PROPERTY LINES.

45

43

40

38

32

NEW PHASE BOUNDARY

ORIGINAL PHASE BOUNDARY

SPACE FOR (8) VEHICLES

33

2

4567

30

PHASE 5

PHASE 34

8

PHASE 3

14

35

ORIGINAL PHASE BOUNDARY

31

7

5

SPACE FOR (8) VEHICLES

36

NEW PHASE BOUNDARY

13

9

PHASE 2

10

28

26

14

29

PHASE 1