

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

BLDG PERMIT NO.
FILE # <u>1998-131</u>

Parks fee - \$225/unit

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 in N.J.
 FILING _____ BLK 1 LOT _____

TAX SCHEDULE NO. 2945-044-10-008
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER Grace Homes
 ADDRESS 486 Valley Court #9
 CITY/STATE/ZIP 19

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER 4
 CONSTRUCTION

APPLICANT Grace Homes
 ADDRESS 486 Valley Ct.
 CITY/STATE/ZIP _____
 TELEPHONE 523-5555

USE OF ALL EXISTING BLDG(S) 8-plus + garages
 DESCRIPTION OF WORK & INTENDED USE: Bldg #9
and 3 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 <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>2 per unit</u>
MAX. HEIGHT <u>20 per plan</u>	SPECIAL CONDITIONS: <u>all site improvements must be completed or guaranteed per to C.O.</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 11/14/03
 Department Approval [Signature] Date 11-14-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16740</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/14/03</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)

February 20, 2004

Terry Lawrence
Grace Homes
486 Valley Court
Grand Junction, CO 81505

RE: 2461 F ¼ Road, Building 9 and 3 garages

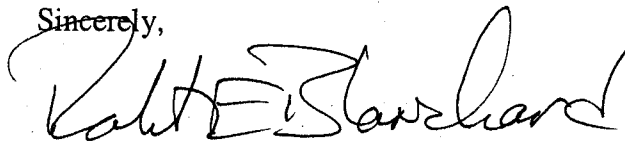
Dear Mr. Lawrence:

A Planning Clearance was issued for 2461 F ¼ Road on November 11, 2003 for the construction of building 9 and 3 garages. It was issued based on the assumption that building 9 and the associated garages had access through Phase I of the Homestead (Sundance Crossing) and were eligible to become a part of the Sundance Crossing Condominium Association, which would include the use of the required open space and recreation facilities.

Through the review of Sundance Crossing, Phase II, we were made aware that there are development rights issues with the continuation of this project, and that the Sundance Crossing Condominium Association has no interest or obligation to incorporate building 9 or the 3 garages into their development. Since building 9 and the garages will not become a part of Phase I, the structures do not meet the requirements of the Zoning and Development Code for the provision of open space and legal access. Therefore, the Planning Clearance is hereby revoked. All work on building 9 and the 3 garages must cease immediately.

Thank you for your cooperation.

Sincerely,



Robert E. Blanchard, AICP
Director of Community Development

xc: Jamie Kreiling, City Attorney's Office
Bob Lee, Chief Building Official
Buddy Barfield

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Parcel fee - \$225/unit

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 FILING _____ BLK 1 LOT _____
 OWNER Grace Homes
 ADDRESS 486 Valley Court #9
 CITY/STATE/ZIP 19
 APPLICANT Grace Homes
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TAX SCHEDULE NO. 2945-044-10-008
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 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER 4
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) 8 plus 4 garages
 DESCRIPTION OF WORK & INTENDED USE: Bldg #9
and 3 garages

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

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SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 per unit</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>all site improvements must be completed or guaranteed prior to C.O.</u>
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