Planning \$ /0.00	Drainage \$		BLDG PERMIT NO.		
TCP\$	School Impact \$ 292.00		FILE # /998 - /3/		
ales 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 246	1 F/4 Rd	TAX SCHEDIJI E NO	2945-644-10-008		
SUBDIVISION AN Homestead un N.J.		SQ. FT. OF EXISTING BLDG(S)			
FILING BLK/ LOT		SQ. FT. OF PROPOSED BLDG(S)/ADDITONS			
11		MULTI-FAMILY:	0		
OWNER ** STACE HOMES		NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION			
CITY/STATE/ZIP MG		NO. OF BLDGS ON PARCEL: BEFORE AFTER			
APPLICANT Have Homes		USE OF ALL EXISTING BLDG(S) 8-Plux & garages			
ADDRESS 486 Vally Ct.		DESCRIPTION OF WORK & INTENDED USE: Bldg 49			
CITY/STATE/ZIP		and 3 garages			
TELEPHONE <u>S23</u> -	5555	<i>V</i>	/		
-	E OUTIINED IN THE SSID (SUBMITTAL) THIS SECTION TO BE COMPLETED BY COMMI		vements and Development) document.		
	THO OFFICIAL TO DE COMP. PETER D. COMMIN	MILL DETECTOR MENT DEL	ATTIMENT OTALL		
20					
zone PD			REENING REQUIRED: YESNO		
	from Property Line (PL) or W, whichever is gleater	PARKING REQUIRE	MENT: 2 pu unit		
SETBACKS: FRONT: from center of RO SIDE: from PL	W, whichever is greater REAR:	PARKING REQUIRE	MENT: 2 pu unit		
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SETBACKS: FRONT: from center of RO SIDE: from PL	W, whichever is greater REAR:	PARKING REQUIRE	MENT: 2 pu unit		
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(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



COMMUNITY DEVELOPMENT

February 20, 2004

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

RE: 2461 F 1/4 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.

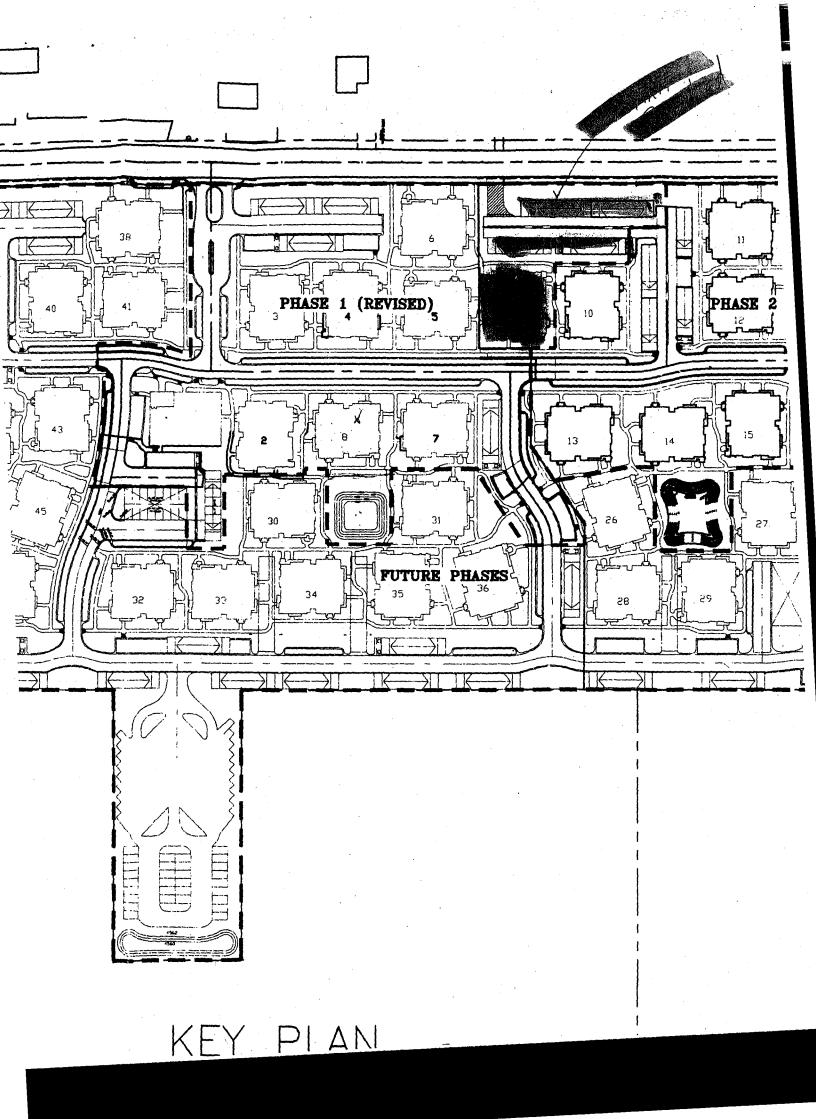
Thank you for your cooperation.

Sincerely,

Robert E. Blanchard, AICP

Director of Community Development

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



Planning \$ 10.00	Drainage \$		BLDG PERMIT NO.		
TCP\$	School Impact \$ 292.00		FILE # /998 - /3/		
ales fee - \$225/ant 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/4 Rd TAX SCHEDULE NO. 2945 - 644-10-008					
BUILDING ADDRESS 246	1	X SCHEDULE NO.	2775 - 077 - 70-008		
SUBDIVISION THE HAMISTERS IN SO. FT. OF EXISTING BLDG(S)					
FILING BLKLOT SQ. FT. OF PROPOSED BLDG(S)/ADDITONS					
OWNER Trace Homes Multi-Family: NO. OF DWELLING UNITS: BEFORE AFTER 8					
ADDRESS 486 Vally Court 49 CONSTRUCTION					
NO. OF BLOGS ON PARCEL: BEFORE AFTER CONSTRUCTION					
As a h			NG BLDG(S) 8-plus & garages		
APPLICANT XIALL H	mis		51/100		
ADDRESS 780 //	elly (7-	112	VORK & INTENDED USE: B/dg 49		
CITY/STATE/ZIP		na 2 gas	1.000		
Submittal requirements as	re outlined in the SSID (Submittal Sta	ndards for Impro	vements and Development) document.		
	THE BECTION TO BE COMPLETED BY COMMUNIT	TY DEVELOPMENT DEP	ARTMENT STAFF		
ZONE PD	LA	NDSCAPING/SCI	REENING REQUIRED: YESNO		
SETBACKS: FRONT:	from Property Line (PL) or PA		MENT: 2 pu unit		
from center of RC SIDE: from PL	W, whichever is gleater REAR: A rom PL SF	PECIAL CONDITIO	ONS: all oute improvements		
MAX. HEIGHT	ou to	must be co	implified or quaranted		
MAX. COVERAGE OF LOT BY	STRUCTURES	mas to C	20.		
Modifications to this Planning Cl	eerance must be entroved in writing by	the Community D	evelopment Department Director. The etrusture		
authorized by this application coissued by the Building Department	nnot be occupied until a final inspection ent (Section 307, Uniform Building Con	n has been complete). Required imp	evelopment Department Director. The structure eted and a Certificate of Occupancy has been provements in the public right-of-way must be		
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