

Planning \$ Pd w/SPR	Drainage \$ NA
TCP \$ 1,000.00	School Impact \$ NA

BLDG PERMIT NO. 89076
FILE # PE-2003-026

(b)(1)

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

Duplex 7

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1620 Hermosa #10;12

TAX SCHEDULE NO. 2945 013 15 003

SUBDIVISION The Cottages at The Commons

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3494

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3

SQ. FT OF EXISTING BLDG(S) NA

OWNER Hilltop Community Resources

NO. OF DWELLING UNITS: BEFORE 0 AFTER 2  
CONSTRUCTION

ADDRESS 1331 Hermosa Ave

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
CONSTRUCTION

TELEPHONE 242 4400

USE OF ALL EXISTING BLDGS -

APPLICANT FCI Constructors

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS Box 1767 GJ CO 81502

Construct Duplex

TELEPHONE 434 9093

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: see plan from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

PARKING REQUIREMENT: Per plan

MAXIMUM HEIGHT 20'

SPECIAL CONDITIONS: \_\_\_\_\_

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 Burton

Date \_\_\_\_\_

Department Approval Kristen J. Adkins

Date 5/15/03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>16070</u>
Utility Accounting <u>AW</u>	Date <u>5/15/03</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)

RAIL FENCE

N 00°41'56" E 329.84"

ROW  
VARIES

DETENTION  
POND A

ACCEPTED *KKA 5/15/03*  
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.

*12 & 10 N*

RELEASE  
STRUCTURE A

SIGN

INLET  
A2

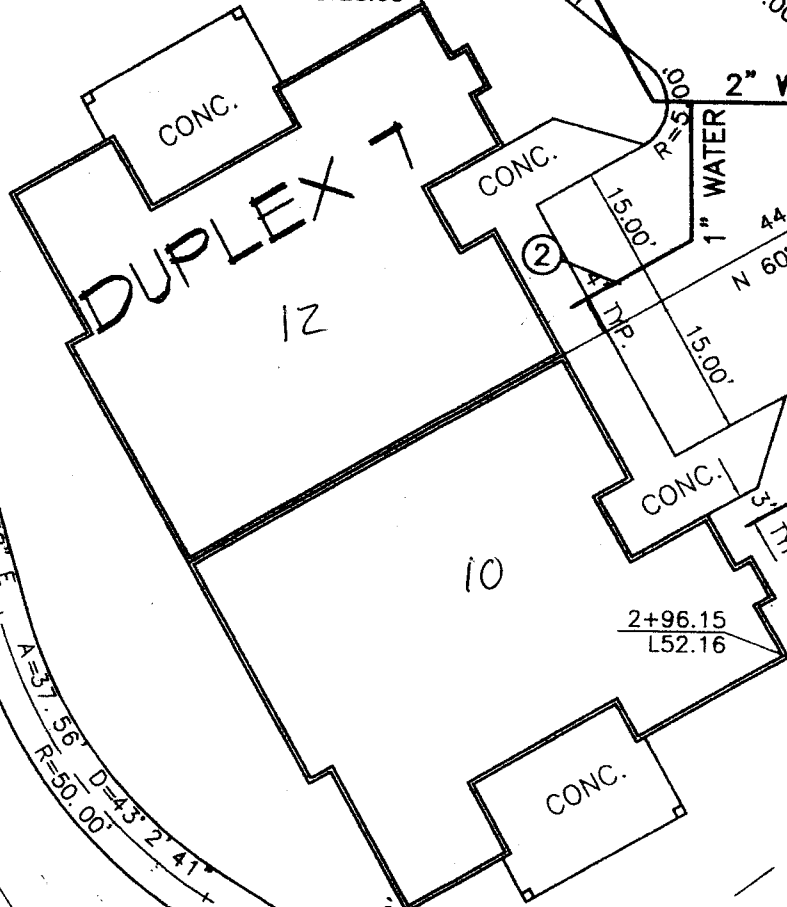
14' MULTI-PURPOSE

3+06.42  
L164.90

3+16.77  
L128.00

3+75.60  
L72.28

2+96.15  
L52.16



CONC.  
12  
CONC.

10  
CONC.

CONC.

CONC.

CONC.

1" WATER  
R=200'

1" WATER  
R=500'

2" WATER

4" SS

C.O. R=10.00'

4" SS

28.12'  
48.28'

R=50.00' E 4" S.S.

HERMOSA  
3+03.40PT N  
3+00

SAN  
MH A3

STA. 2+57.70

STA. 2+75.72

15.00'  
R=200'

R=500'

3

4

6

2

2

2

15.00'

17.30'  
N 52°25'25" W

53.35'  
S 60°04'57" W

33.70'  
51.00'

44.50'  
N 60°00'00" E

33.50'  
S 60°00'00" W

R=10.00'

R=5.00'

R=5.00'

R=5.00'

N 30°00'00" W

R=50.00' E 4" S.S.

26.92'

N 30°00'00" W

26.92'

N 30°00'00" W

26.92'

N 30°00'00" W

26.92'

N 30°00'00" W

26.92'

N 30°00'00" W

26.92'

N 30°00'00" W

26.92'

N 30°00'00" W

S 17°10'01" E  
35.04'

A=16.19'  
R=100.00'  
D=9°16'32"

S 07°53'29" E  
22.14'  
R=100.00'

A=13.86'  
D=7°56'29"  
R=100.00'

S 15°49'58" E  
23.09'  
R=100.00'

A=37.56'  
D=43°2'41"  
R=50.00'

S 58°52'39" E  
30.76'  
R=200'

A=79.4'  
D=22°44'57"  
R=200'

A=21.07'  
D=26°11'07"  
R=200'

18'  
STM

12'

15.00'

15.00'

15.00'

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