

Planning \$ 10.00	Drainage \$ N/A
TCP \$ N/A	School Impact \$ N/A

BLDG PERMIT NO.
FILE # FP-2005-144

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 2472 Orion Way
 SUBDIVISION Brookwillow Village
 Tract F
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-041-09-002
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2866

OWNER Darter LLC
 ADDRESS 786 Valley Ct.
 CITY/STATE/ZIP GJ CO 81505

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

APPLICANT Grace Homes
 ADDRESS 786 Valley Ct.
 CITY/STATE/ZIP GJ CO 81505
 TELEPHONE 248-8500

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: _____
Community Center
Occupancy: 160

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>P.D.</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>Yes</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL <u>as per plan</u>	PARKING REQUIREMENT: <u>12 spaces + 1 H.C.</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
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]
 Department Approval [Signature]

Date 5/16/06
 Date 5/17/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19133</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/26/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

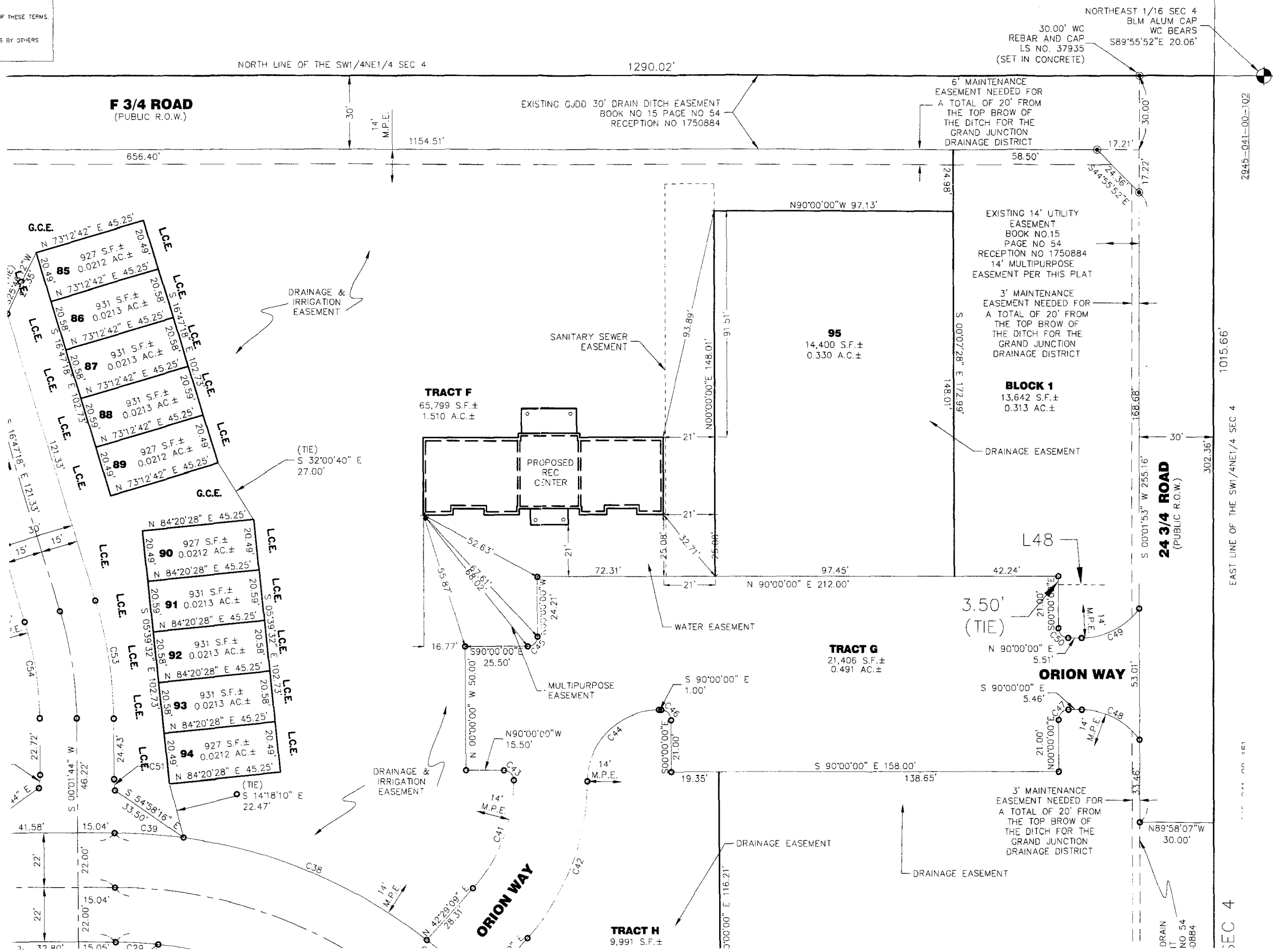
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BROOKWILLOW VILLAGE

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

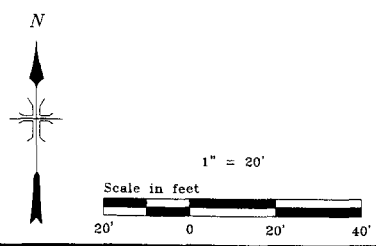
NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.



APPROVED FOR CONSTRUCTION

Levi V. Brown 5-17-06
 Community Development Department Date



NO.	DATE	REVISIONS	REMARKS

WWW.AUTODRAFT.ORG
AutoDRAFT
 DESIGN AND ENGINEERING
 GRAND JUNCTION • BRITAIN • 877-44-4488

GRACE HOMES
 BROOKWILLOW SUBDIVISION
 RECREATION CENTER SITE PLAN

DRAWN BY	AUTODRAFT
PROJECT NUMBER	XXXX
DATE	4-20-06
SCALE	1" = 20'-0"
SHEET	S1