

Planning \$ <u>PA.</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>8,312.00</u>	School Impact \$ <u>3,680.00</u>

BLDG PERMIT NO.
FILE # <u>FPP-2005-235</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 <u>2462 4th Road Thunder Mountain Dr</u> SUBDIVISION <u>Glens at Canyon View Phase I</u> FILING <u>BLK 1 & portion of 2</u> LOT <u>1</u> OWNER <u>Sundance Village LLC</u> ADDRESS <u>PO Box 130</u> CITY/STATE/ZIP <u>Castle Rock, Colorado 80104</u> APPLICANT <u>Same</u> ADDRESS _____ CITY/STATE/ZIP _____ TELEPHONE <u>970-985-0501</u>	TAX SCHEDULE NO. <u>2945-044-10-097 YR2006TYC</u> SQ. FT. OF EXISTING BLDG(S) <u>N/A</u> SQ. FT. OF PROPOSED BLDG(S) ADDITIONS <u>9,738</u> MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>8</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION USE OF ALL EXISTING BLDG(S) <u>N/A</u> DESCRIPTION OF WORK & INTENDED USE: <u>Construction of a two story wood building and detached garage condominium</u>
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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> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT <u>Per plan 40'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
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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 <u>Juan Turgeon</u>	Date <u>4-24-06</u>
Department Approval <u>Lori V. Brown</u>	Date <u>May 1, 2006</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)