

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>1039.00</u>	School Impact \$ <u>460.00</u>

BLDG PERMIT NO.
FILE #

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 2464 THUNDER Mtn. DR.
 SUBDIVISION GLENS AT CANYON VIEW
 FILING PHASE 1 BLK 1 LOT 1

TAX SCHEDULE NO. 2945-044-23-001 YR 2006 ^{Ty C}
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS 9738

OWNER SUNDANCE VILLAGE LLC
 ADDRESS PO BOX 130
 CITY/STATE/ZIP CASTLE ROCK, COLORADO
80104
 APPLICANT SAME

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 8 AFTER 16
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) CONDOMINIUM

ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970-985-0501 hain
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

DESCRIPTION OF WORK & INTENDED USE: _____
A two story wood Bldg.
CONDOMINIUM

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>per plan</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.

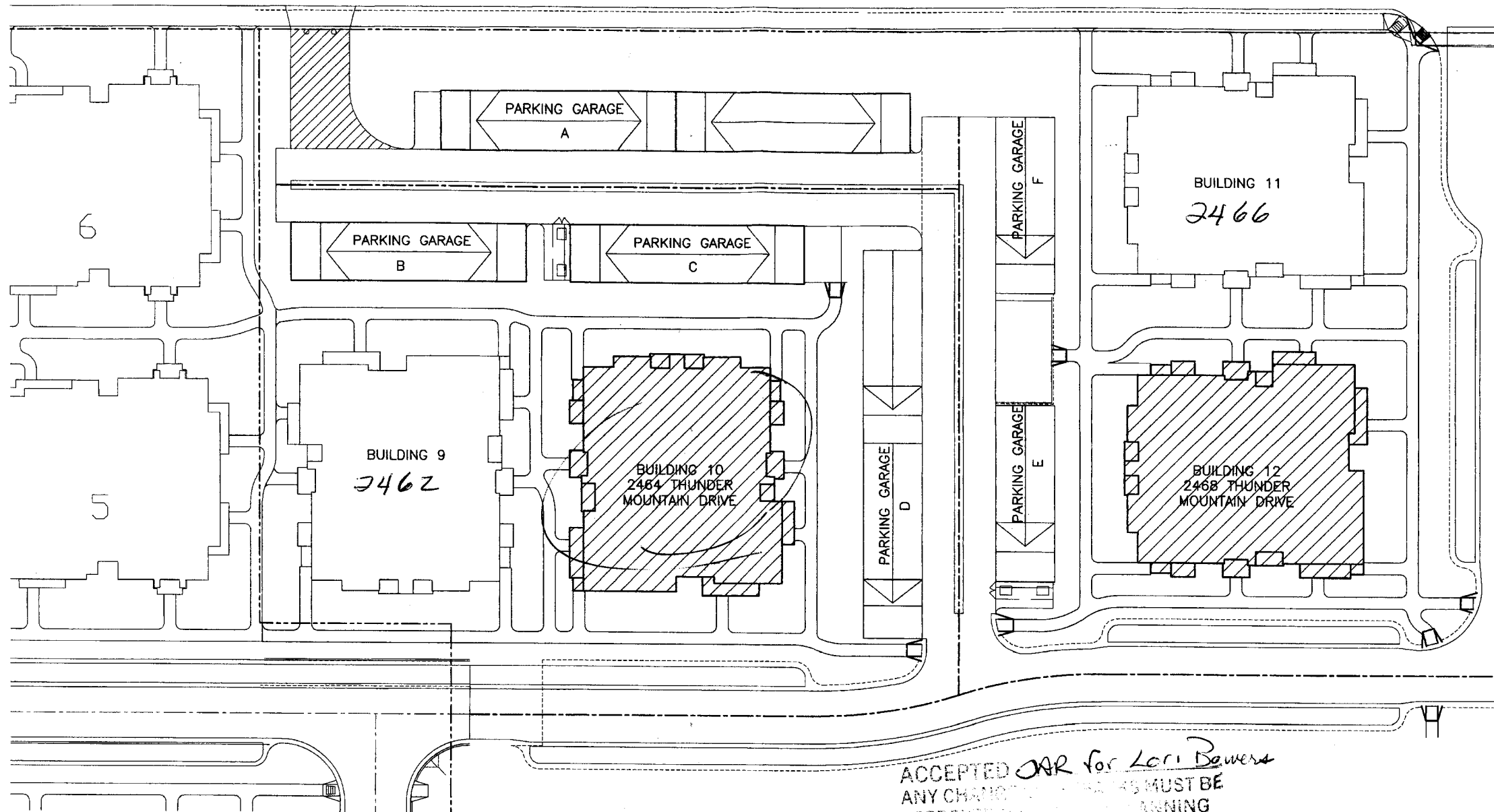
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Fain Surgeon Date 8-15-06
 Department Approval DH Fain V. Bowen Date Aug. 23, 2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19446</u>
Utility Accounting			Date <u>9/6/06</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)



SITE PLAN
1"=20'

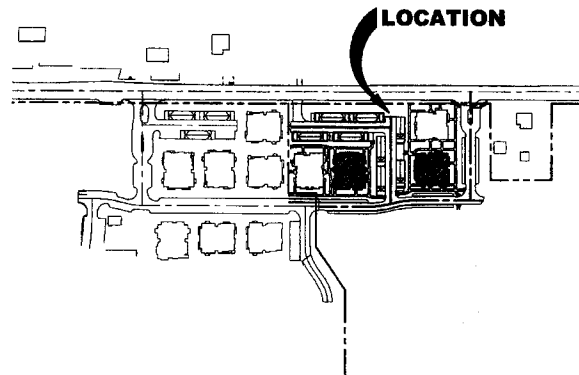


ACCEPTED OAR for Lori Bowers
 ANY CHANGES TO THIS PLAN AS MUST BE
 APPROVED BY THE PLANNING
 DEPT. IT IS THE CLIENT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

NOTE:
 PER 2003 BUILDING CODE ADA REQUIREMENT,
 UNIT A IN BUILDINGS 9, 10, AND 12 ARE TO
 BE TYPE A ACCESSIBLE PER STATE STATUTE
 POINT SYSTEM.

UNIT #	FINISHED FLOOR SQ. FT.	OUTSIDE COVERED SQ. FT.	TOTAL SQ. FT.
UNIT 1A	1,180	120	1,280
UNIT 1B	1,214	84	1,298
UNIT 1C	1,214	84	1,298
UNIT 1D	1,169	88	1,255
UNIT 2A	1,228	170	1,398
UNIT 2B	1,280	120	1,380
UNIT 2C	1,280	120	1,380
UNIT 2D	1,233	78	1,311

SHEET SCHEDULE	
SHEET	CONTENT
SP1	Site/Area Plan
A1	Main Level Floor Plan
A1a	Main Level Dimension Plan
A2	Upper Level Floor Plan
A2a	Upper Level Dimension Plan
A3	Exterior Elevations 1 & 2
A4	Exterior Elevations 3 & 4
A5	Roof Plan
A6	Sections and Details
A7	Handicap Bath & Kitchen Elevations
S1.0	Structural General Notes
S1.1	Foundation Plan
S1.2	2nd Level Framing Plan
S1.3	Roof Framing Plan
S1.4	Structural Sections and Details
M1-10-12	Mechanical Plan
M2	Sections
M3	Schedules
E1	First Level Electrical Plan
E2	Second Level Electrical Plan
E3.1	Electrical Site Plan



SITE LOCATION PLAN
N.T.S.



NO. DATE REVISIONS

ARCHITECTS AND PLANNERS
 917 MAIN STREET
 GRAND JUNCTION COLORADO 81501
 (970) 241-1903

design specialists

PROJECT TITLE: THE SUNDANCE VILLAGE BUILDINGS 10 AND 12
 Grand Junction CO

SHEET TITLE: SITE/AREA PLAN

DATE: 7/12/06 JOB NO. 0564
 DESIGNER: DRAWN: CHECK:

ASP1

SHEET 1 OF 21