

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 2466 THUNDER Mtn. DR. TAX SCHEDULE NO. 2945-044-23-002 YR 2006 TY C
 SUBDIVISION GLENS at CONYON VIEW SQ. FT. OF EXISTING BLDG(S) N/A
 FILING PHASE 1 BLK 1 LOT 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS 9738
 OWNER SUNDANCE VILLAGE LLC MULTI-FAMILY:
 ADDRESS P.O. Box 130 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8
 CITY/STATE/ZIP CASTLE ROCK, COLORADO CONSTRUCTION
81404 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 APPLICANT SAME USE OF ALL EXISTING BLDG(S) N/A
 ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: _____
 CITY/STATE/ZIP _____ A two story wood Bldg.
 TELEPHONE 970-985-0501 Lain CONDOMINIUM
 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>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).

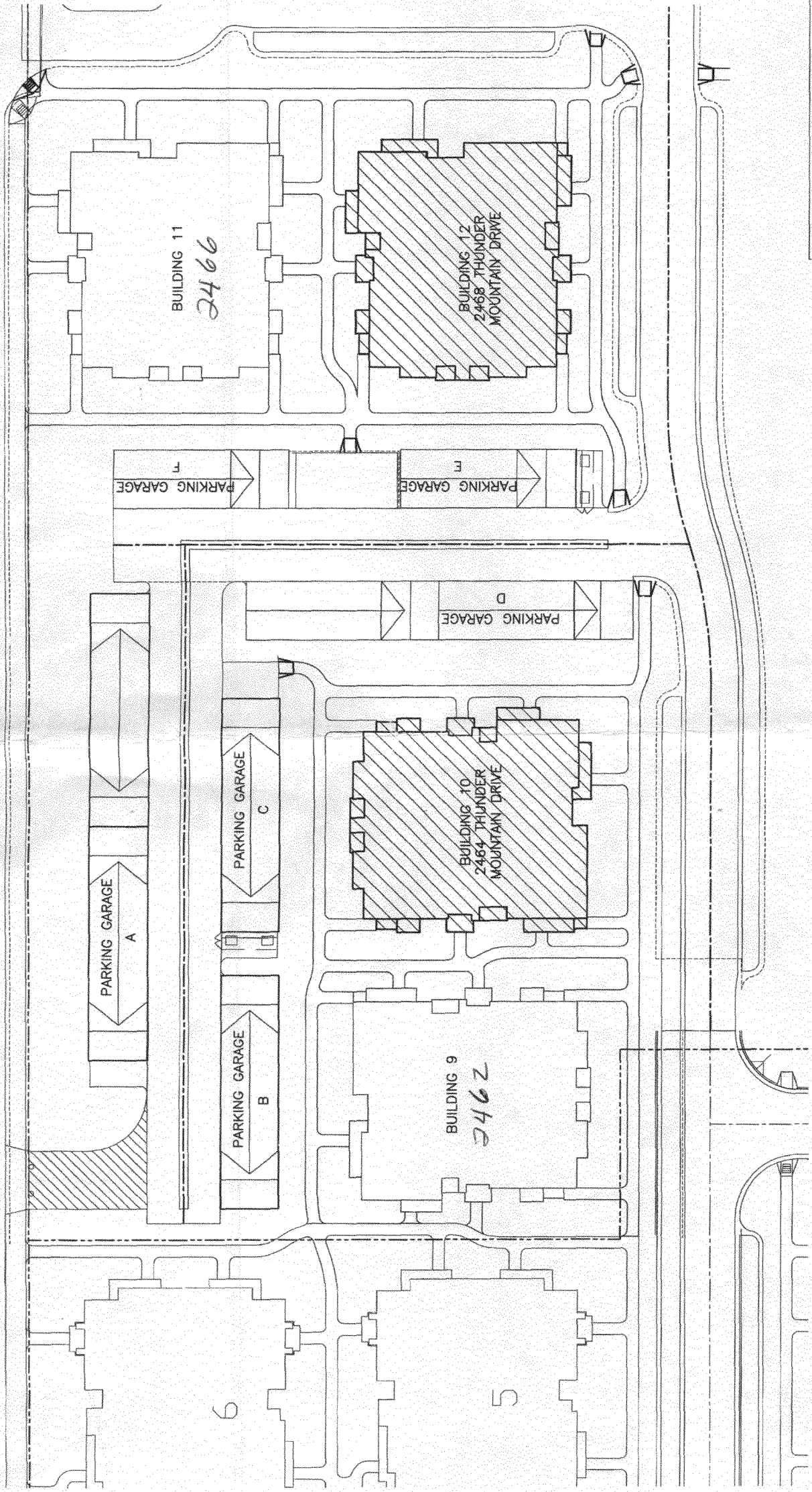
Applicant's Signature Lain Ferguson Date 8-15-06
 Department Approval DH Lain U. Bowen Date Aug. 23, 2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>19704</u>
Utility Accounting <u>Kate Casberry</u>	Date <u>11/21/06</u>

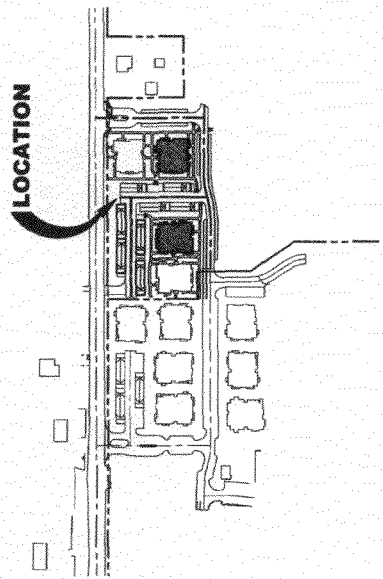
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

ACCEPTED *[Signature]*
 ANY CHANGE OR REVISIONS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



SITE PLAN
 1"=20'



NOTE: 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	1,260
UNIT 1B	1,214	84	1,298
UNIT 1C	1,214	84	1,298
UNIT 1D	1,169	86	1,255
UNIT 2A	1,228	170	1,398
UNIT 2B	1,260	120	1,380
UNIT 2C	1,260	120	1,380
UNIT 2D	1,233	78	1,311

SHEET SCHEDULE

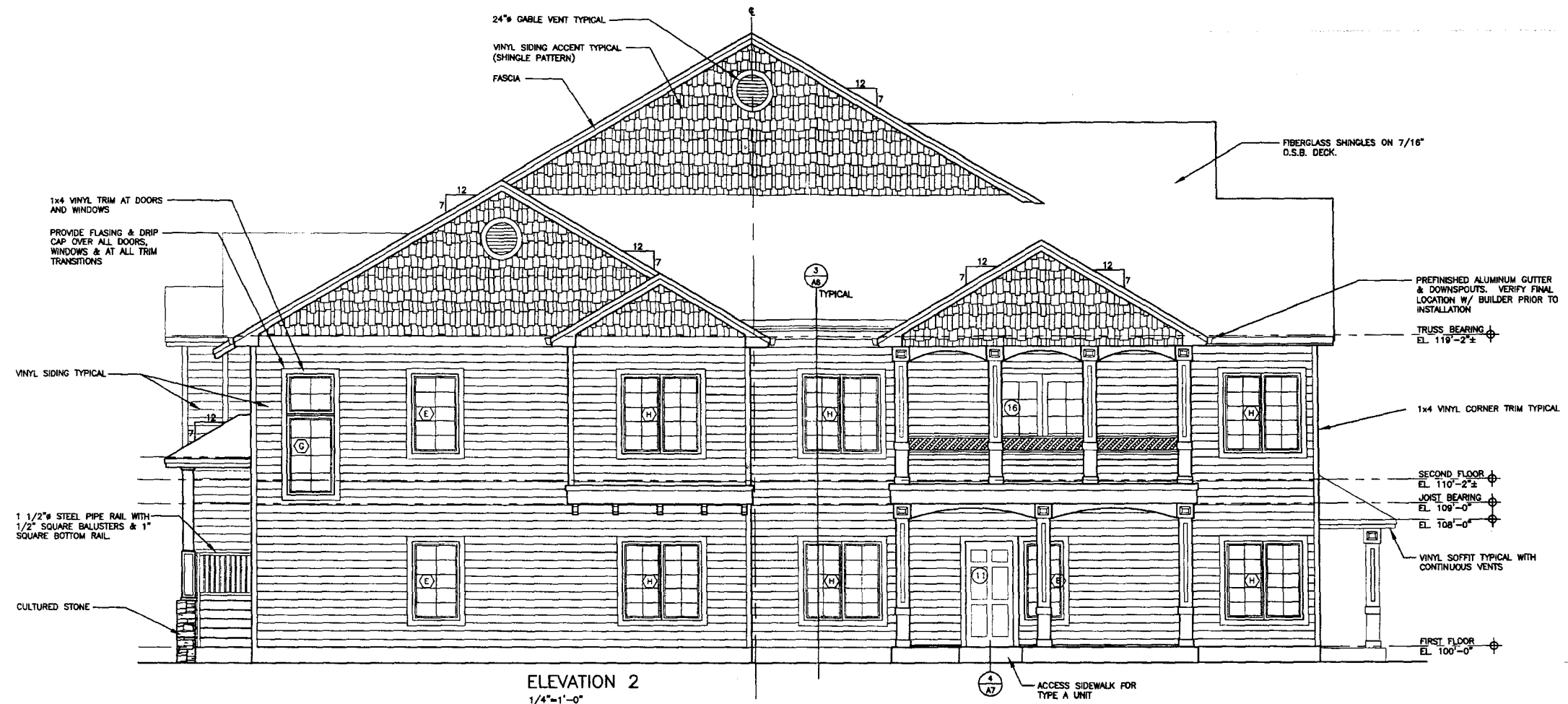
SHEET	CONTENT
SP1	Site/Area Plan
A1	Main Level Floor Plan
A1a	Main Level Dimension Plan
A2	Upper Level Floor Plan
A2a	Upper Level Dimension Plan
A3	Exterior Elevations 1 & 2
A4	Exterior Elevations 3 & 4
A5	Roof Plan
A6	Sections and Details
A7	Handicap Bath & Kitchen Elevations
S1.0	Structural General 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

PROJECT TITLE: THE SUNDAVE VILLAGE
 BUILDINGS 10 AND 12
 Grand Junction, CO
 SITE/AREA PLAN

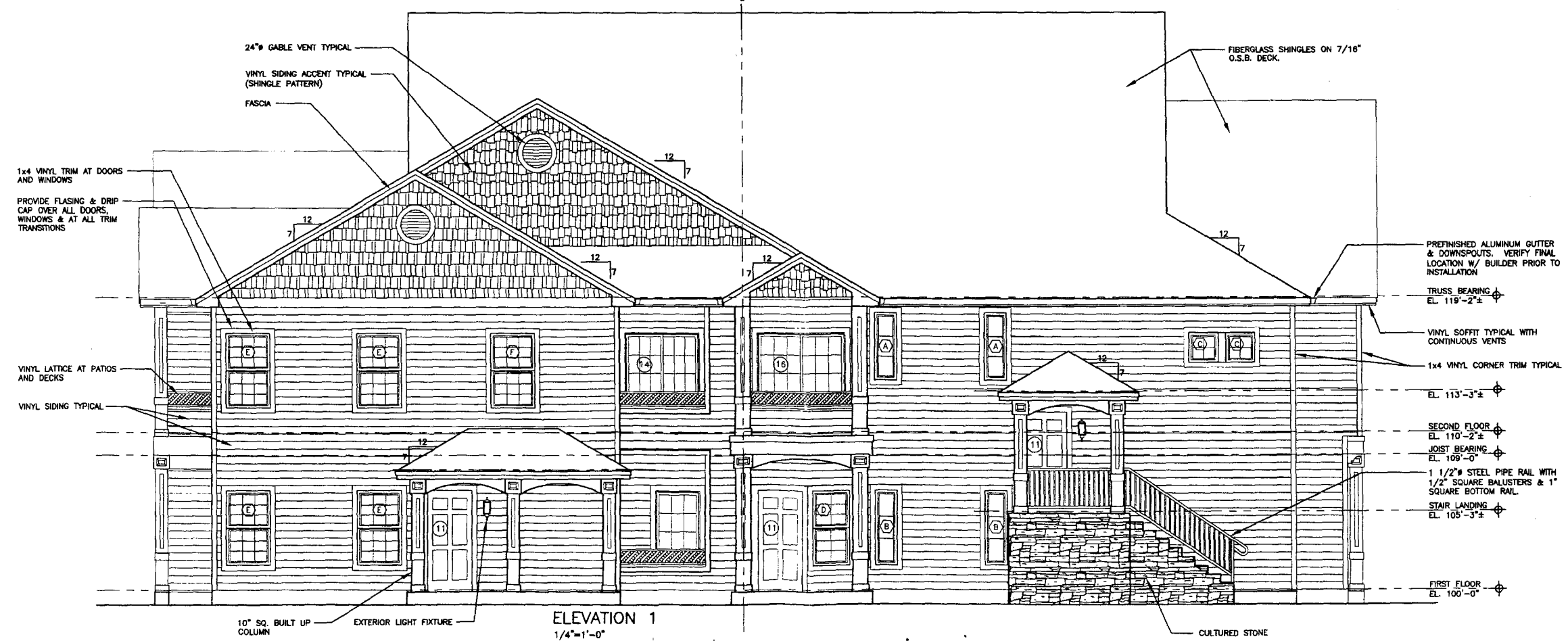
CRAWLING
 ASP1
 SHEET 1 OF 21

NO. DATE REVISIONS
 ENGINEER: [Signature]
 DATE: 7/12/06
 DESIGNER: [Signature]
 CHECK: [Signature]
 JOB NO. 0564

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



ELEVATION 2
1/4"=1'-0"



ELEVATION 1
1/4"=1'-0"

40' 0"

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: ELEVATIONS 1 & 2

DRAWING

A3

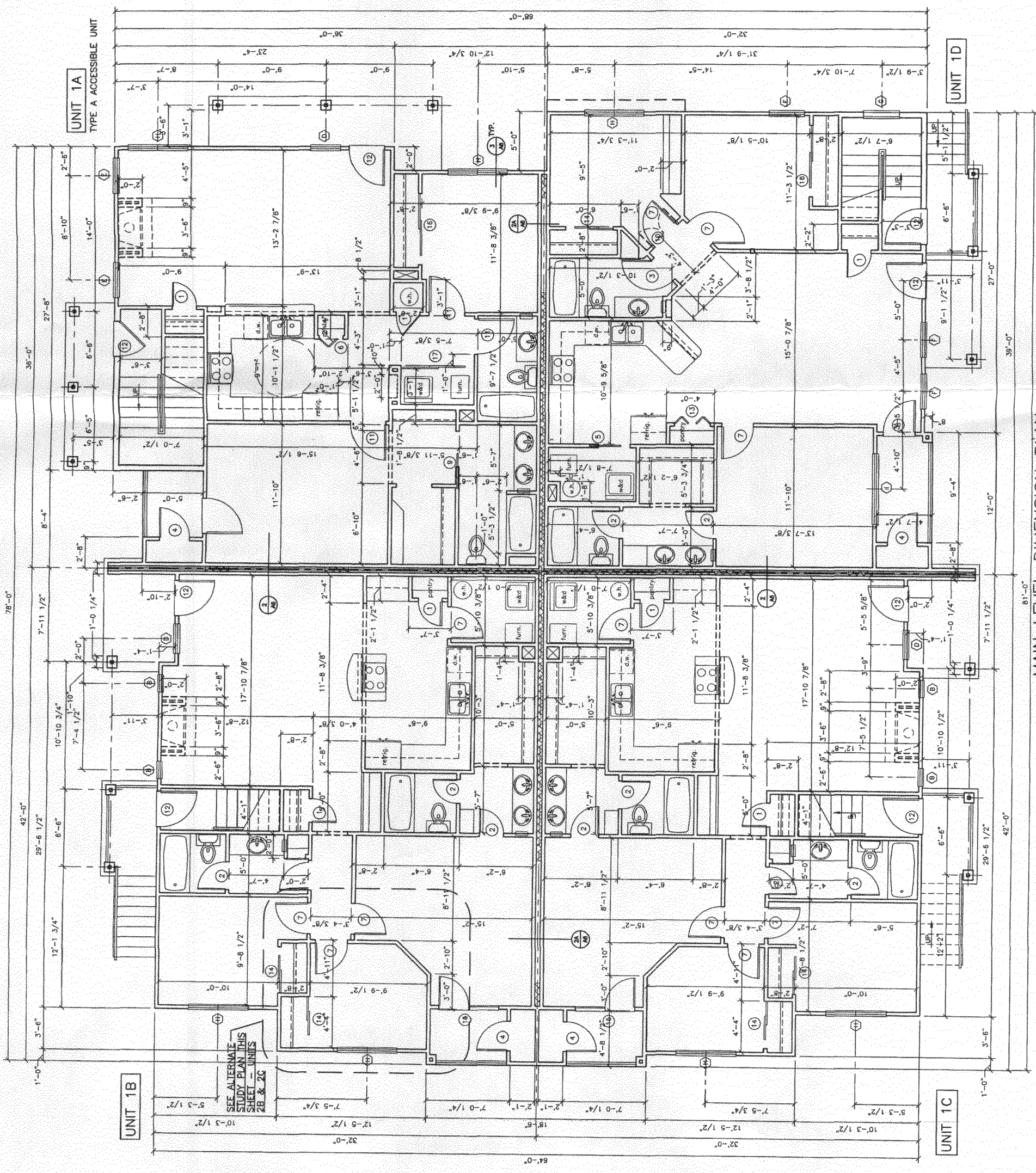
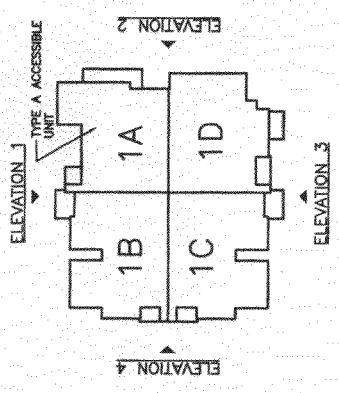
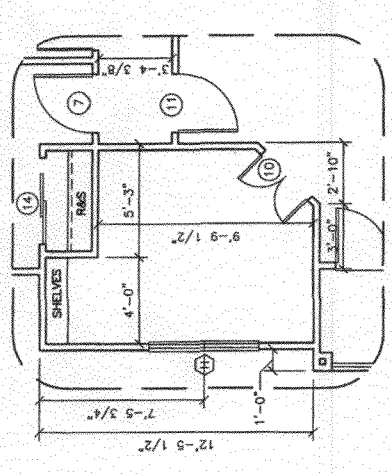
SHEET 6 OF 21

DATE: 7/12/06
JOB NO. 0564
DRAWN: [blank]
DESIGNER: [blank]
ENGINEER: [blank]
CHECKS: [blank]

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, Colorado
 SHEET TITLE: MAIN LEVEL FLOOR PLAN
 A1a
 SHEET 3 OF 21



SEE ALTERNATE
 STUDY PLAN THIS
 SHEET - UNITS
 2B & 2C

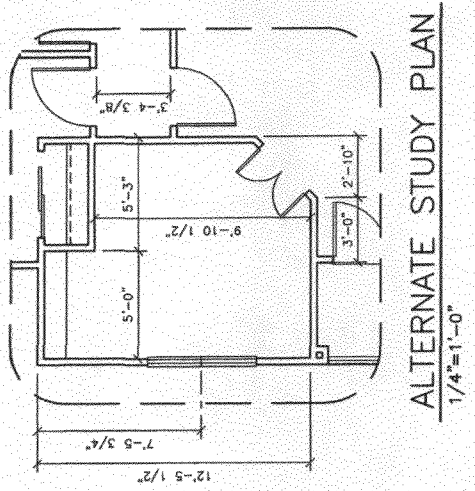
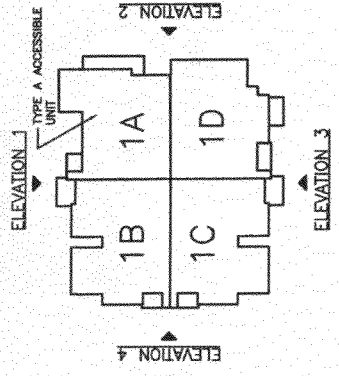
MAIN LEVEL DIMENSION PLAN
 1/4"=1'-0"

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

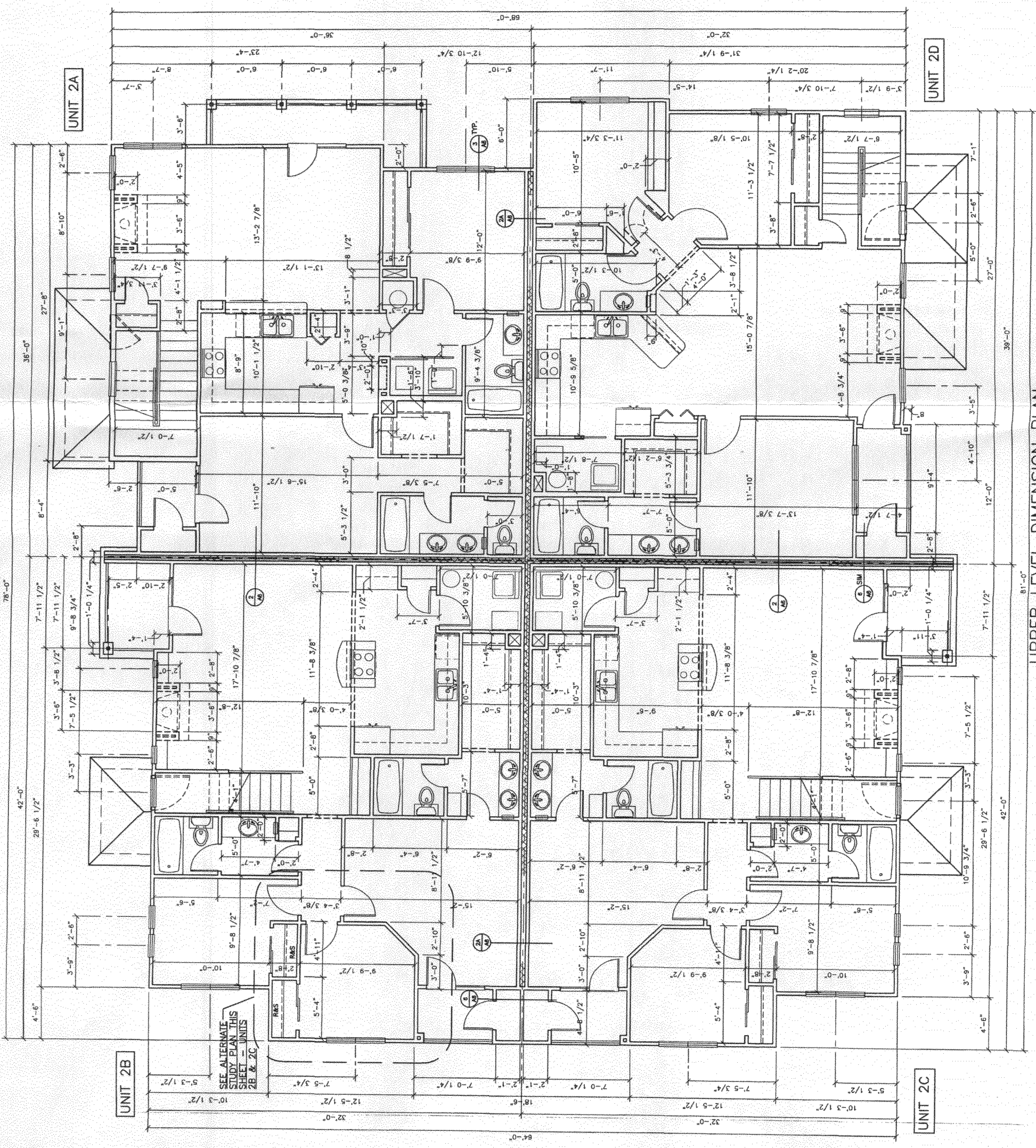
SHEET TITLE: UPPER LEVEL DIMENSION PLAN

NO. DATE REVISIONS
DESIGNER: [blank]
CHECKER: [blank]
DATE: 7/12/06
JOB NO. 0564

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



ALTERNATE STUDY PLAN
1/4"=1'-0"



UPPER LEVEL DIMENSION PLAN
1/4"=1'-0"

SEE ALTERNATE
STUDY PLAN THIS
SHEET - UNITS
2B & 2C