

Planning \$ <u>10.00</u>	Drainage \$ <u>9</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:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 8  
 CONSTRUCTION

ADDRESS P.O. Box 130

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

CITY/STATE/ZIP CASTLE ROCK, COLORADO  
81404

USE OF ALL EXISTING BLDG(S) N/A

APPLICANT SAIME

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS \_\_\_\_\_

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 SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____ 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 Surgeon Date 8-15-06

Department Approval [Signature] 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>19704</u>
Utility Accounting <u>[Signature]</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)