Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PI	ERMIT NO.
EII E #	KBD-2005-144

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

<u>Grand Junction Community Development Department</u>

Brookwillows SECTION TO BE CO	MPLETED BY APPLICANT	
BUILDING ADDRESS Brook willow Loop West of TRACTA	TAX SCHEDULE NO. <u>2945 - 041 -29-001</u>	
SUBDIVISION BROOKWILLOW	SQ. FT. OF EXISTING BLDG(S)	
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 720	
OWNER DARRELLC ADDRESS 788 VALLEY CT.	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION	
CITY/STATE/ZIP (J) (8) 1505	NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION	
APPLICANT GENEE HOMES	USE OF ALL EXISTING BLDG(S)	
ADDRESS 186 VALLEYER	DESCRIPTION OF WORK & INTENDED USE: A INSTRUCTEMP.	
CITY/STATE/ZIP GJ QO 81505	COMMERCIAL MODULAR BLOG TO USE AS	
	Calstillerian office	
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF		
MAX. HEIGHT	LANDSCAPING/SCREENING REQUIRED: YES NO X PARKING REQUIREMENT: SEE SITE PLAN ATTMONTO D SPECIAL CONDITIONS: DUST & MUO MUST BE CONTROLUED. COMPLETION OF THE PHASE SITS ON.	
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 sta stamped set must be available on the job site at all times.	mped by City Engineering prior to issuing the Planning Clearance. One	
	ation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include	
Applicant's Signature	Date	
Department Approval Tudosh Race per Lori Bower	Date 7/19/07	
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No. 20464	
Utility Accounting Ollow Current	Date 7 / (9/7)	

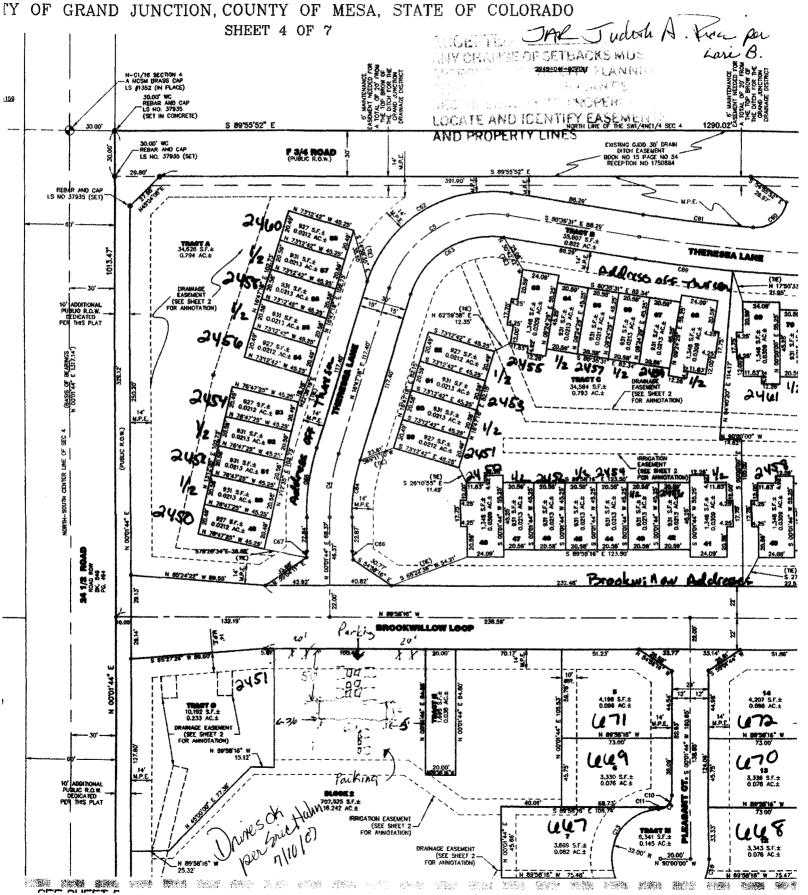
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

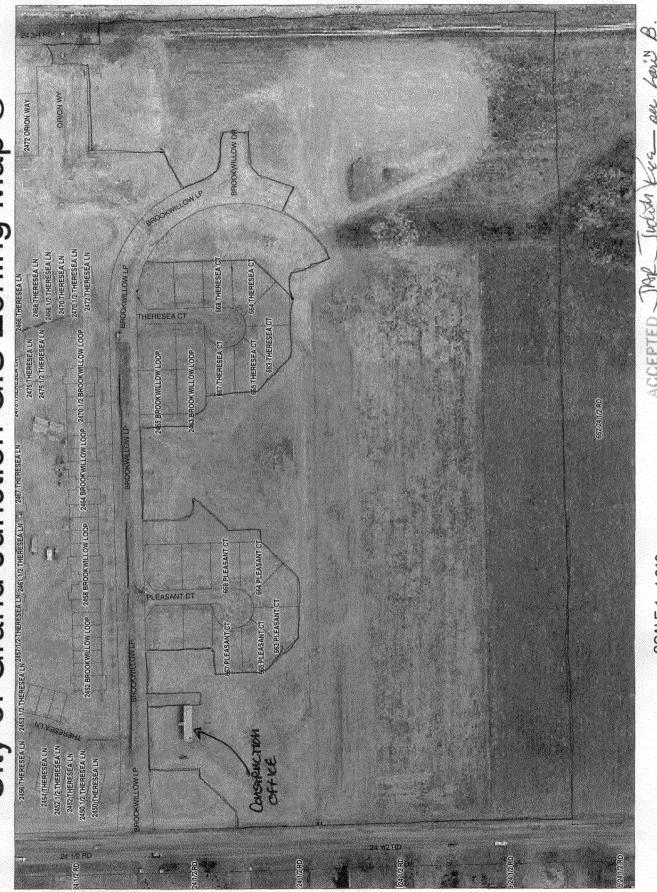
BROOKWILLOW VILLAGE

PLANNED UNIT DEVELOPMENT

2, A & B HALL MINOR SUBDIVISION, PLAT BOOK 15, PAGE 54, RECEPTION NO 1750884
SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
SY OF GRAND HUNGTION COLUMN OF MESA STATE OF COLUMN



City of Grand Junction GIS Zoning Map ©



Tuesday, July 10, 2007 12:21 PM

200 FEET 30

SCALE 1:1,810

300