

Planning \$ <u>0</u>	Drainage \$
TCP \$ <u>2</u>	School Impact \$

BLDG PERMIT NO.
FILE # <u>FPP-2005-144</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

2455 Brookwillow BUILDING ADDRESS Brookwillow Loop West of Tract N TAX SCHEDULE NO. 2945-041-29-001

SUBDIVISION BROOKWILLOW SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 720

OWNER DARTER LLC MULTI-FAMILY:
 ADDRESS 788 VALLEY CT. NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP CJ CO 81505 CONSTRUCTION

APPLICANT GRACE HOMES NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 ADDRESS 786 VALLEY CT CONSTRUCTION

CITY/STATE/ZIP CJ CO 81505 USE OF ALL EXISTING BLDG(S) _____

TELEPHONE 348-8522 DESCRIPTION OF WORK & INTENDED USE: INSTALL TEMP. COMMERCIAL MODULAR BLDG TO USE AS CONSTRUCTION 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

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>SEE ATTACHED SITE PLAN</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>SEE SITE PLAN ATTACHED</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>DUST & MUD MUST BE CONTROLLED. CONSTRUCTION OFFICE MUST BE REMOVED AT COMPLETION OF THE PHASE. PROVIDE A RECORDED PHASE THAT THE OFFICE SITS ON.</u>
MAX. HEIGHT _____	
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 [Signature] Date 7/17/07

Department Approval Judith Fox per Lori Bowers Date 7/19/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>20464</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/07</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)

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
COUNTY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

SHEET 4 OF 7

ACCEPTED *JAR Judith A. Pava per Lori B.*
NO CHANGE OF SETBACKS MUST BE MAINTAINED
LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



