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|---------------------------|----------------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>17,690.00</u> | School Impact \$ <u>4,600.00</u> |
| Inspection \$ <u>Paid</u> | |

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| Bldg Permit No. |
| File # <u>CDP-2008-145</u> |

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

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BUILDING ADDRESS ~~2474~~ Orion Way #11-21 TAX SCHEDULE NO. 2945-041-34-096
SUBDIVISION Brook Willow SQ. FT. OF EXISTING BLDG(S) 11,454
FILING 1 BLK _____ LOT 95 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,170

OWNER Darter LLC MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 10 AFTER 20
CONSTRUCTION
ADDRESS 786 Valley Ct NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CONSTRUCTION
CITY/STATE/ZIP Grand Junction 681505 USE OF ALL EXISTING BLDG(S) Residential

APPLICANT Grace Homes DESCRIPTION OF WORK & INTENDED USE:
ADDRESS 786 Valley Ct New Construction + Residential
CITY/STATE/ZIP Grand Junction, 681505
TELEPHONE (970) 248-8511

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

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| ZONE <u>PD</u> SETBACKS: FRONT: <u>per approved site plan</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____ | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____ SPECIAL CONDITIONS: <u>Per approved site plan - 10 Plex unit</u> |
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 7-16-08
Planning Approval [Signature] Date July 16, 2008

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|--|---|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>21136</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/21/08</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 *Pat Dunge* 7/22/08
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

