

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>	

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

BUILDING ADDRESS ²⁴⁷⁴ ~~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 CO 81505 USE OF ALL EXISTING BLDG(S) Residential

APPLICANT Grace Homes DESCRIPTION OF WORK & INTENDED USE: _____
New Construction + Residential

ADDRESS 786 Valley Ct

CITY/STATE/ZIP Grand Junction, CO 81505

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

ZONE <u>PD</u> <u>per approved site plan</u> SETBACKS: FRONT: _____ 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 <input type="checkbox"/> PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/> SPECIAL CONDITIONS: <u>Per approved site plan - 10 Plex unit</u>
---	--

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] for Grace Homes Date 7-16-08

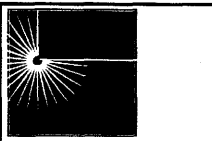
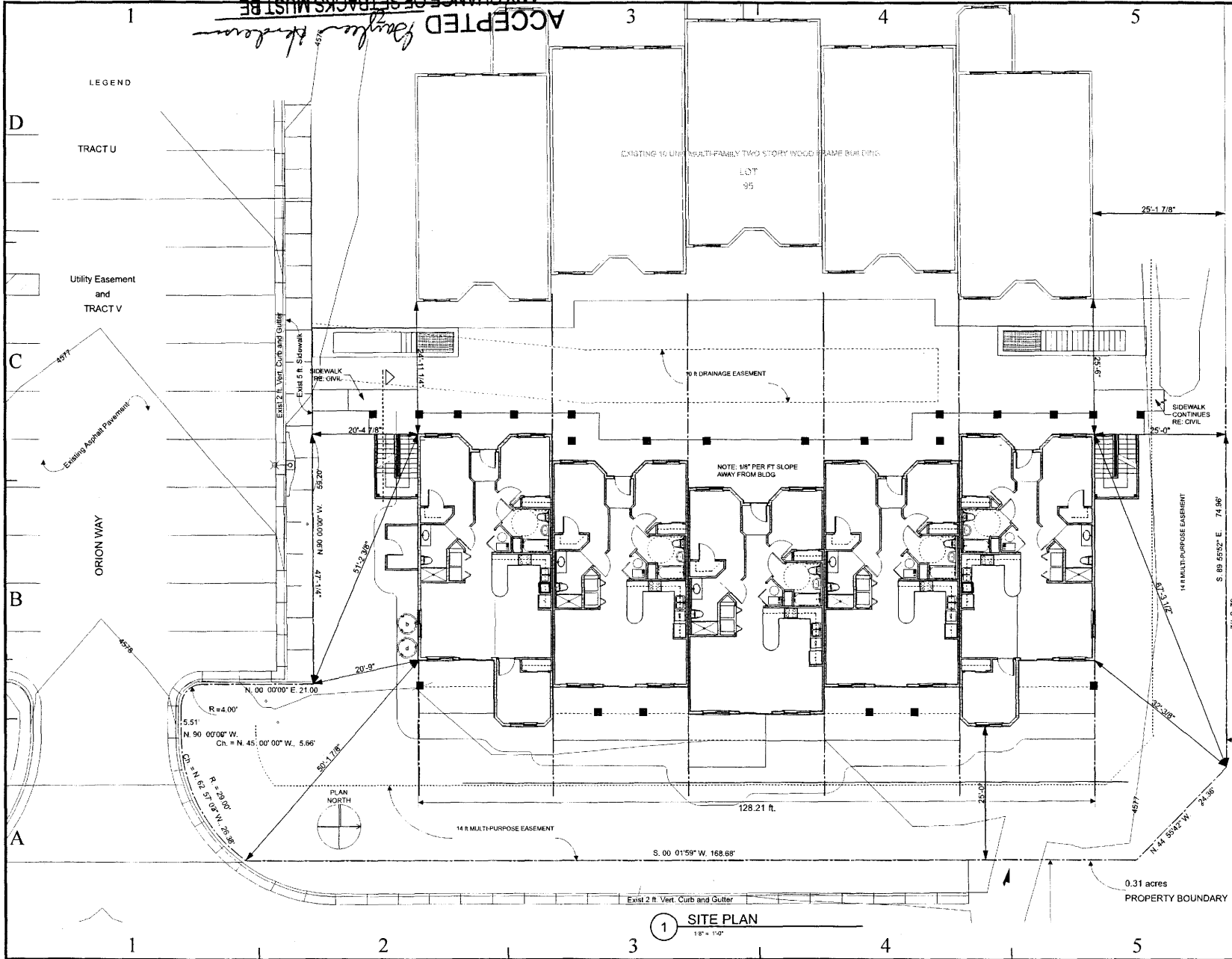
Planning Approval [Signature] Date July 16, 2008

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	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)

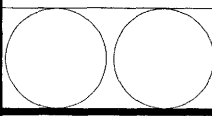
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

APPROVED BY THE CITY PLANNING DIVISION, 7-21-08
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.
 ANY CHANGE OF SETBACKS MUST BE
 ACCEPTED



GENESIS DESIGNS
 ARCHITECTURE & PLANNING, PC
 970.245.5083
 PO BOX 1851
 GRAND JUNCTION, CO 81502

COPYRIGHT NOTICE
 These drawings are an instrument of services and are property of Genesis Design Architecture + Planning, PC. No reproduction of this sheet or any other in whole or in part for this or any other project shall be done without written authorization from Genesis Design Architecture + Planning, PC. Copyright



BROOKWILLOW VILLAGE PLANNED DEVELOPMENT 10 PLEX II
 2476 ORION WAY
 GRAND JUNCTION, CO

MARK	DATE	DESCRIPTION
	07-16-08	CONSTRUCTION ISSUE

PROJECT NO: BROOKWILLOW 10 PLEX
 MODEL FILE: <
 DRAWN BY: HM
 CHK'D BY: MARC MAURER
 COPYRIGHT GENESIS DESIGNS, ARCHITECTURE & PLANNING, PC

SHEET TITLE
SITE PLAN

C-101
 SHEET 3 OF 16