

~~MASTER~~

pd 2-2-2011 receipt #34733

Planning \$ Pd w/ SPR	Drainage \$ 689.00
TCP \$ 21,228.00	School Impact \$ NA
Inspection \$ 450.00	ZONING APPR: X

Edg Permit No.
File # SPR-2009-203

ZONING

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2236 N. 17th Street
 SUBDIVISION Walnut Park
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-122-11-941
 SQ. FT. OF EXISTING BLDG(S) 78 units, 53,825 s.f.
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 20 units, 19,900 s.f.

OWNER Grand Junction Housing Auth.
 ADDRESS 1011 North Tenth Street
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 78 AFTER 98 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 20 AFTER 30 CONSTRUCTION

APPLICANT Jody M. Kole, Executive Director
 ADDRESS 1011 North Tenth Street
 CITY/STATE/ZIP Grand Junction, CO 81501
 TELEPHONE 970-245-0388

USE OF ALL EXISTING BLDG(S) Residential plus commons building
 DESCRIPTION OF WORK & INTENDED USE: 12~~20~~ Residences (Handicapped Accessible)

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-24</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>5</u> from PL REAR: <u>6</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: <u>Phase 1 only</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>60%</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 302 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 Jody M. Kole, Executive Director, GJHA Date September 2, 2009
 Planning Approval Justin L. Abbott Date 12/22/09

Additional water and/or sewer tap fee(s) are required: YES <u>PAID</u> NO _____	W/O No. <u>Deferred 2078</u>
Utility Accounting <u>Maue</u> FEB 02 2011	Date <u>12/24/09</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)

TCP \$ 21,228.00
 Drainage \$ 689.00
 SIF\$ NA
 Inspection \$ 450.00

total project fees 12 units

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Planning \$
 Bldg Permit #
 File # SPR-2009-203

ZONING

Building Address 2236 N 17th St B-5 & B-6
 Parcel No. 2945-122-11-94
 Subdivision Walnut Park
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 78 No. Proposed 2
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3328
 Sq. Ft. of Lot / Parcel _____
 Sq. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand Junction Housing Auth
 Address 1011 North 10th
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: construct duplex

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 245-0388

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R-24 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement Per Plan
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ NO
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (Engineer's Initials)

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Applicant Signature [Signature] Date 5/4/2010
 Planning Approval [Signature] Date 5/2/2010

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. deferred
 Utility Accounting [Signature] Date 5/3/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 SIF\$ NA
 Inspection \$ 450.00

total project fees 12 units

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Planning \$
 Bldg Permit #
 File # SPR-2009-203

ZONING

Building Address 2236 N 17th C-5 & C-6
 Parcel No. 2945-122-11-941
 Subdivision Walnut Park
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 78 No. Proposed 2
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3328
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand Jct Housing Auth
 Address 1011 N 10th
 City / State / Zip CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Construct Duplex

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 245-0388

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement per Plan
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ NO X
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) _____ Special Conditions: _____

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 Planning Approval [Signature] Date 5/2/2010

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 Utility Accounting [Signature] Date 5/3/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 SIF\$ NA
 Inspection \$ 450.00

total project fees 12 units

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Planning \$
 Bldg Permit #
 File # SPR-2009-203
ZONING

Building Address 2236 N 17th D-5ED-6
 Parcel No. 2945-122-11-941
 Subdivision Walnut Park
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 78 No. Proposed 2
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3328
 _____ of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand Jet Housing Auth
 Address 1011 N 10th
 City / State / Zip AT CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Construct Duplex

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 245-0388

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

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ZONE R-24 Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES NO _____

Side 5 from PL Rear 10 from PL Parking Requirement Per Plan

Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ NO

Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials)

Special Conditions: _____

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Applicant Signature [Signature] Date 5/4/2010
 Planning Approval [Signature] Date 5/2/2010

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. deferred

Utility Accounting [Signature] Date 5/3/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 Inspection \$ 450.00

total project fees 12 units

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$
 Bldg Permit #
 File # SPR-2009-203

ZONING

Building Address 2236 N 17th H-5 & H-6
 Parcel No. 2945-22-11-941
 Subdivision Walnut Park
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 78 No. Proposed 2
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3328
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand Jct Housing Auth
 Address 1011 N 10th
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Construct Duplex

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 245-0388

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 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 Side 5 from PL Rear 10 from PL Parking Requirement Per Plan
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ NO
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Applicant Signature Ray Don Date 5/4/2010
 Planning Approval Kirsten J. [Signature] Date 5/2/2010

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. deferred.
 Utility Accounting T. Bensley Date 5/3/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TCP \$	21,228.00
Drainage \$	689.00
SIF\$	NA
Inspection \$	450.00

total project fees 12 units

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$	
Bldg Permit #	
File #	SPR-2009-203

ZONING

Building Address 2236 N 17th I-5 & I-6
 Parcel No. 2945-122-11-941
 Subdivision Walnut Park
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units 78 No. Proposed 2
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3328
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand Jct Housing Auth
 Address 1011 N 10th
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Construct Duplex

APPLICANT INFORMATION:

Name Same
 Address [REDACTED]
 City / State / Zip _____
 Telephone 245-0388

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R-24 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement Per Plan
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES _____ NO
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (Engineer's Initials)

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Applicant Signature [Signature] Date 5/4/2010
 Planning Approval [Signature] Date 5/2/2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>deferred</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/3/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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total project fees: 12 units

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$
 Bldg Permit #
 File # SPR-2009-203
ZONING

Building Address 2236 N 17th N-5 & N-6
 Parcel No. _____
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 78 No. Proposed 2
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3328
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand Jct Housing Auth
 Address 1011 N 10th
 City / State / Zip Grand Jct CO 8150

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: construct Duplex

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 245-0388

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
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THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-24</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>Per Plan</u>
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

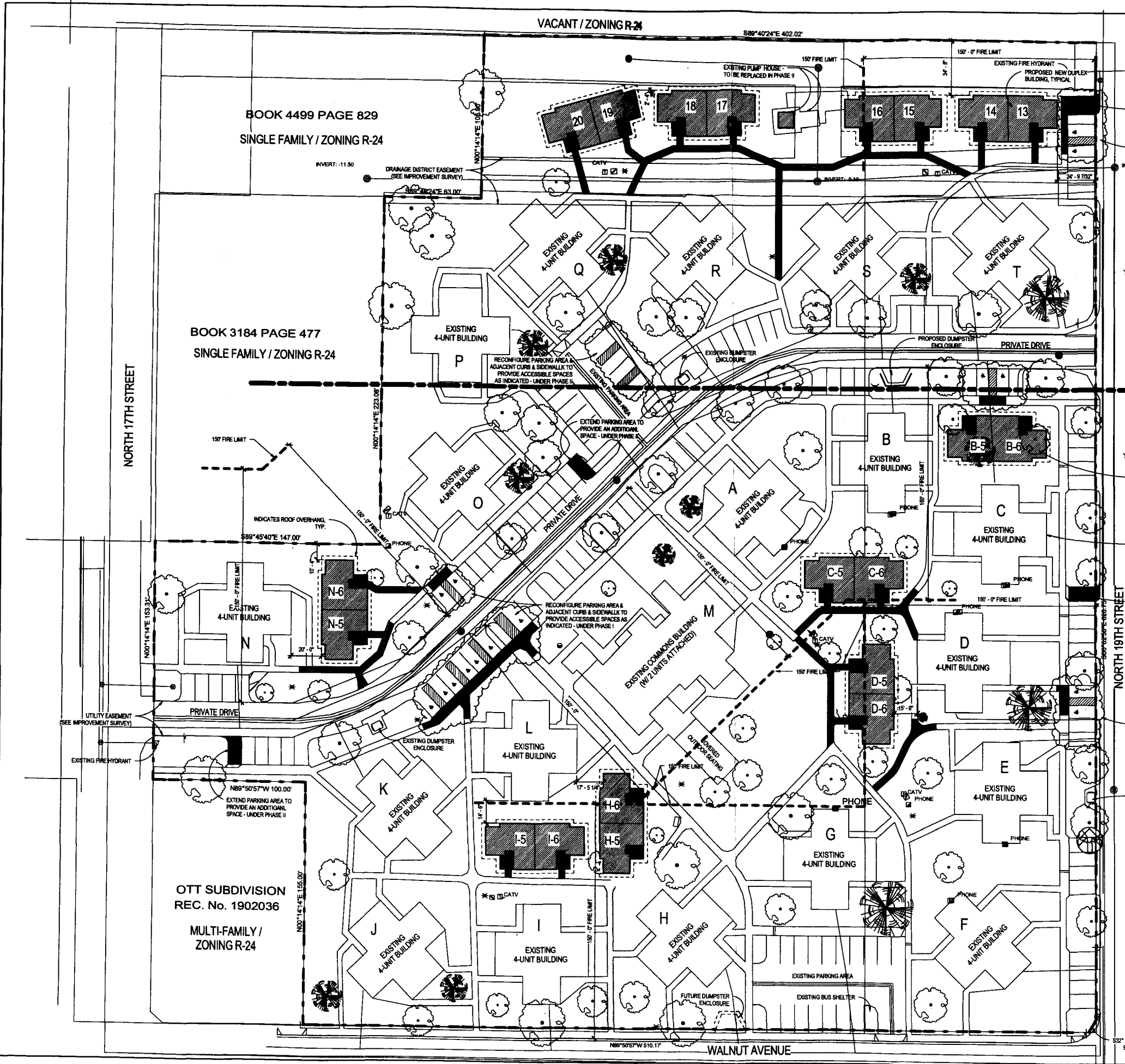
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Applicant Signature [Signature] Date 5/4/2010
 Planning Approval [Signature] Date 5/2/2010

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. deferred
 Utility Accounting [Signature] Date 5/3/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



PROJECT NOTES:
 THE EXISTING WALNUT PARK APARTMENTS ARE ONE-BEDROOM RESIDENTIAL UNITS, DESIGNED FOR ELDERLY OR DISABLED HOUSEHOLDS. THE PROPOSED PROJECT WOULD ADD 20 ONE-BEDROOM UNITS IN 10 DUPLEX BUILDINGS. THE NEW UNITS WOULD BE FULLY ACCESSIBLE.

THE PROJECT WOULD BE CONSTRUCTED IN TWO PHASES:
 PHASE I = 12 UNITS AND PHASE II = 8 UNITS

PROJECT BREAKDOWN:

LOT AREA	7.339 ACRES (319,687 SF)
R-24 ZONING ALLOWS A MAXIMUM OF UNITS ON THE SITE	
EXISTING CONSTRUCTION (COMMONS BLDG.)	78 UNITS / 50,310 SF GRFA / 3,985 SF
PROPOSED CONSTRUCTION	20 UNITS / 14,790 SF GRFA
TOTAL UNITS / GRFA	98 UNITS / 65,100 SF
REQUIRED PARKING	118 SPACES (AT 1.2 SPACES / UNIT) / 114 SPACES
ADDITIONAL PARKING PROVIDED	4 SPACES (UNDER PHASE I)
A TOTAL OF 17 SPACES WOULD BE HANDICAPPED ACCESSIBLE.	
APPROXIMATE DISTURBED AREA	
PHASE I	30,800 SF
PHASE II	22,900 SF

UTILITY NOTES:
 FOR EXISTING UTILITIES SEE THE IMPROVEMENT SURVEY (SHEETS 2A3). NO NEW UTILITY MAINS ARE REQUIRED OR PLANNED FOR THE PROJECT. SERVICE LINES WILL BE EXTENDED TO EACH NEW DUPLEX BUILDING. IN ADDITION, THERE WILL BE A MINIMUM OF ADJUSTMENT TO UNDERGROUND SHALLOW (UDRY) UTILITY LINE LOCATIONS REQUIRED BY FOUNDATION EXCAVATIONS.

UTILITY PROVIDERS:

CITY OF GRAND JUNCTION / PUBLIC WORKS	244-1554
GRAND VALLEY IRRIGATION CO.	848-2782
GRAND VALLEY DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
BRESNAN CABLE	245-8750

PHASE II
PHASE I

PROPOSED NEW DUPLEX BUILDING, TYP.

EXISTING BUILDING, TYP.

EXTEND PARKING AREA TO PROVIDE AN ADDITIONAL SPACE - UNDER PHASE II

RECONFIGURE PARKING AREA & ADJACENT CURB & SIDEWALK TO PROVIDE ACCESSIBLE SPACES AS INDICATED - UNDER PHASE I

EXISTING DUMPSTER ENCLOSURE

WALNUT AVENUE

ACCEPTED YKA 5/4/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS.

PHASE I PLANNING CLEARANCE
 CITY OF GRAND JUNCTION / COMMUNITY DEVELOPMENT

BY: _____ DATE: _____
 CITY OF GRAND JUNCTION / ENGINEERING

BY: _____ DATE: _____
 CITY OF GRAND JUNCTION / FIRE DEPARTMENT

BY: _____ DATE: _____

BLYTE GROUP CO.
 The Art & Science of Construction
 118 Board Avenue
 Grand Junction, CO 81501
 Office: 970.242.0888
 www.blytegroup.com

Grand Junction Housing Authority

Walnut Park Apartments
 Lot 1, Walnut Park Subdivision
 2236 North 17th Street
 Grand Junction, Colorado

SITE PLAN

PLANNING CLEARANCE

REVISIONS	DATE
1	10/28/09

PROPOSED BUILDING DESIGNATIONS - 04/28/10

DATE: 12/21/09
 PROJECT #: 0849
 SHEET #:

A1-1

Project Team: Roy Blythe, Ed Smith
 Print Date: 4/28/2010 9:53:15 AM