

Planning \$ <u>10<sup>00</sup></u>	Drainage \$
TCP \$ <u>2554<sup>00</sup></u>	School Impact \$ <u>460<sup>00</sup></u>
Inspection \$	

Bldg Permit No.
File #

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2451 Brookwillow Loop

TAX SCHEDULE NO. 2945-041-37-006

SUBDIVISION Brookwillow

SQ. FT. OF EXISTING BLDG(S) 0

FILING 111 BLK NA LOT 6

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1237

OWNER Darter LLC

PERKATIE 1/4 436 GARAGE } improvements 436 50%  
 MULTI-FAMILY: 400 DRIVE }  
 1592-LINE }  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 2,1693  
 CONSTRUCTION (1/2 of duplex)

ADDRESS 786 Valley Ct

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

CITY/STATE/ZIP Grand Jct Co 81505

USE OF ALL EXISTING BLDG(S) NA

APPLICANT Grace Homes

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 786 Valley Ct

CITY/STATE/ZIP Grand Jct Co 81505

New Home Construction

TELEPHONE 248-8511

2 story 22' (1st 867 2nd 1,025) 2 story

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

*Note "B"*

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>14'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2/ea</u>
SIDE: <u>0</u> from PL REAR: <u>15</u> from PL 5' EAST SIDE <u>35</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>35</u>	SPECIAL CONDITIONS: <u>garage front setback 20'</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</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 1-7-08

Planning Approval [Signature] Date 1-14-09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21374</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/09</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)

