

Planning \$ 10 ⁰⁰	Drainage \$
TCP \$ 2554 ⁰⁰	School Impact \$ 460 ⁰⁰
Inspection \$	

Bldg Permit No.
File #

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2453 Brookwillow Loop
 SUBDIVISION Brookwillow
 FILING 111 BLK NA LOT 7
 OWNER Darter LLC
 ADDRESS 786 Valley Ct
 CITY/STATE/ZIP Grand Jct Co 81505
 APPLICANT Grace Homes
 ADDRESS 786 Valley Ct
 CITY/STATE/ZIP Grand Jct Co 81505
 TELEPHONE 248-8511

TAX SCHEDULE NO. 2945-041-37-007
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~1237~~
 pen KATIE 1/14 433 GARAGE driveway 420
 MULTI-FAMILY: 1237 Living = 2,110 (44%)
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 2 (1/2 of duplex)
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) NA

DESCRIPTION OF WORK & INTENDED USE: New Home Construction

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

Vote "B"

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u> SETBACKS: FRONT: <u>14'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>15'</u> from PL <u>5' EAST</u> MAX. HEIGHT <u>35</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	LANDSCAPING/SCREENING REQUIRED: YES ___ NO ___ PARKING REQUIREMENT: <u>2/ea</u> FLOODPLAIN CERTIFICATE REQUIRED: YES ___ NO <u>X</u> SPECIAL CONDITIONS <u>garage front setback 20'</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] Grace Homes Date 1-8-09
 Planning Approval [Signature] Justin Reynolds 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>21375</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)

