

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>2554.00</u>	School Impact \$ <u>460.00</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 657 Serenity Lane

TAX SCHEDULE NO. 2945-041-37-043

SUBDIVISION Brookwillow

SQ. FT. OF EXISTING BLDG(S) 0

FILING III BLK NA LOT 43

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1088

OWNER Darter LLC

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 6  
CONSTRUCTION

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) Residential Townhomes

APPLICANT Grace Homes

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 786 Valley Ct

New Home Construction

CITY/STATE/ZIP Grand Jct Co 81505

TELEPHONE 248-8511

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

Voting District B

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u> SETBACKS: <del>FRONT</del> <u>FRONT</u> : <u>14'</u> <del>Garage</del> <u>Front 20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL <u>10' from landscape</u> MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u> SPECIAL CONDITIONS: <u>Approved per plan</u> <u>10' setback between buildings</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] for Grace Homes Date 1-23-09  
 Planning Approval DH [Signature] for Lori Bowen Date 1-27-09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21340</u>
Utility Accounting			Date <u>2-6-09</u>

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

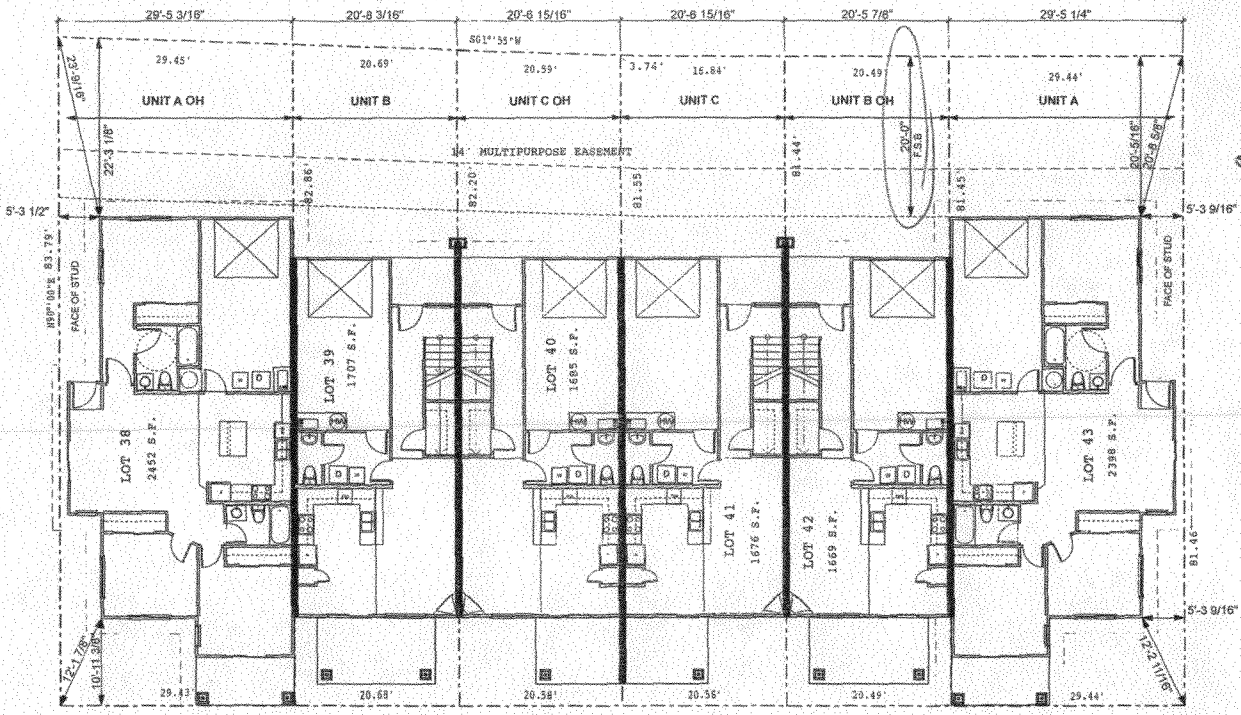
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

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666 1/2

666 1

659 1/2

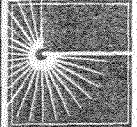
659

657 1/2

659

1 BUILDING LAYOUT SITE PLAN  
 1/8" = 1'-0"

1-27-09  
 Accepted by City Planning Division  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE ACCURATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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**CONSULTANTS**

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**Brookwillow 6-Plex**  
 Lots 38-43  
 Grand Junction, CO

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MARK	DATE	DESCRIPTION
B	01/06/09	CONSTRUCTION ISSUE

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11/14/08 11:37 AM

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**SHEET TITLE**  
 BUILDING LAYOUT SITE PLAN

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**A**

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**C•101**

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**SHEET 3 OF 14**

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