

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 <u>1051.5 SERENITY W</u>	TAX SCHEDULE NO. <u>2945-041-37-048</u>
SUBDIVISION <u>BROOKWILLOW</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
FILING <u>III</u> BLK <u>NA</u> LOT <u>48</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>1367</u>
OWNER <u>DARTER LLC</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>786 VALLEY CT</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>6</u>
CITY/STATE/ZIP <u>GJ CO 81505</u>	CONSTRUCTION
APPLICANT <u>GRACE HOMES</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>786 VALLEY CT</u>	CONSTRUCTION
CITY/STATE/ZIP <u>GJ CO 81505</u>	USE OF ALL EXISTING BLDG(S) <u>RESIDENTIAL TOWNHOMES</u>
TELEPHONE <u>248 8532</u>	DESCRIPTION OF WORK & INTENDED USE: <u>NEW HOME CONSTRUCTION</u>

*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 ___ NO ___
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2</u>
SIDE: <u>0</u> from PL REAR: <u>10'</u> from <del>PL</del> <u>landscape easement</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES ___ NO <u>X</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>Approved per plan;</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>10' side setback between buildings to north</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.

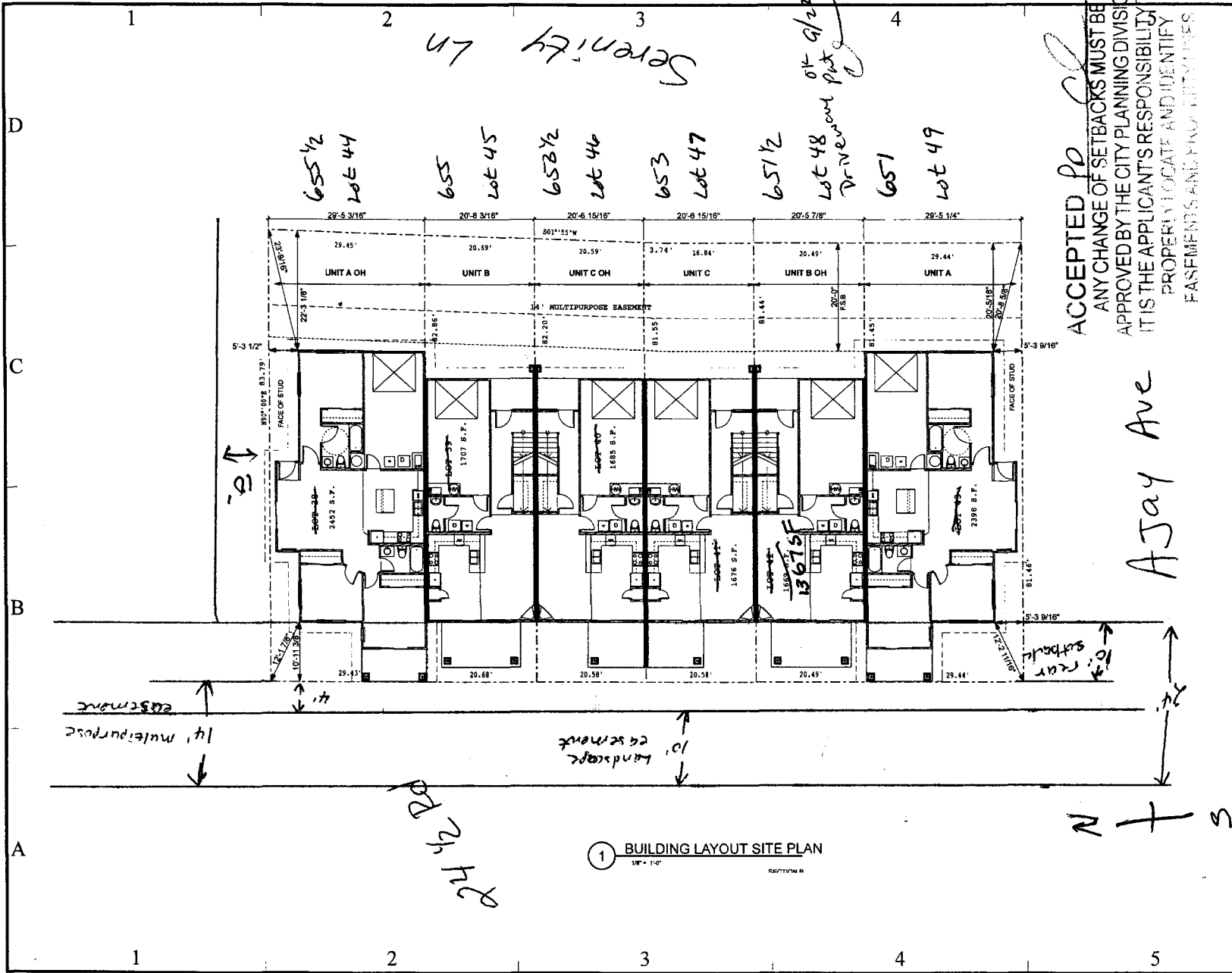
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>[Signature]</u>	Date _____
Planning Approval <u>[Signature]</u>	Date <u>9/24/09</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO	W/O No. <u>21521</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-24-09</u>

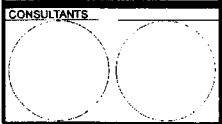
**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

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



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**Brookwillow 6-Plex**  
**Lots 44-49**  
Grand Junction, CO

MARK	DATE	DESCRIPTION
01	09/09	CONSTRUCTION ISSUE

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CHK'D BY: Marc Maurer  
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2009

SHEET TITLE  
**BUILDING LAYOUT SITE PLAN**

**C-101**  
SHEET 3 OF 14