

|                                    |  |
|------------------------------------|--|
| 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 1653-5 SPRENTY LN TAX SCHEDULE NO. 2945 041 37 - 046

SUBDIVISION BROOKWILLOW SQ. FT. OF EXISTING BLDG(S) 0

FILING III BLK N/A LOT 46 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1365

OWNER DARTER LLC MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 6  
 CONSTRUCTION

ADDRESS 286 VALLEY CT NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CITY/STATE/ZIP GJ CO 81505 CONSTRUCTION

APPLICANT GRACE HOMES USE OF ALL EXISTING BLDG(S) RESIDENTIAL TOWNHOMES

ADDRESS 286 VALLEY CT DESCRIPTION OF WORK & INTENDED USE:  
 CITY/STATE/ZIP GJ CO 81505 NEW HOME CONSTRUCTION

TELEPHONE 248 8532

*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>  | 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><br><u>10' side setback between building to north</u> |
| MAX. COVERAGE OF LOT BY STRUCTURES _____  |  |

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.

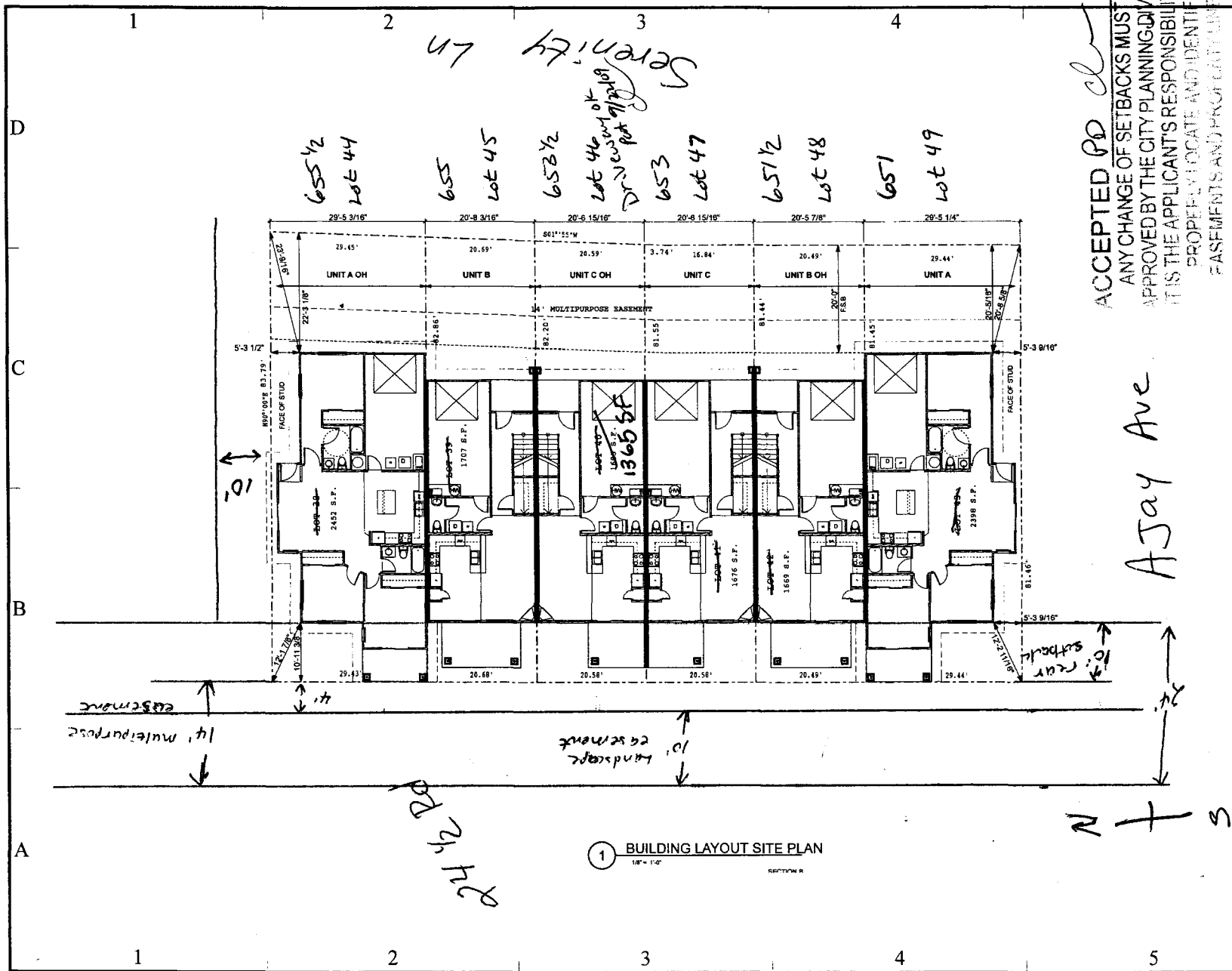
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date \_\_\_\_\_  
 Planning Approval PD [Signature] Date 9/24/09

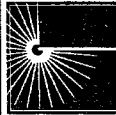
|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>21519</u> |
| Utility Accounting <u>[Signature]</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)



**ACCEPTED PD**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**GENESIS DESIGNS:**  
 Architecture + Planning, P.C.  
 P.O. Box 1851  
 Grand Junction, Colorado 81502  
 (P) 970.245.5093  
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**CONSULTANTS**

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

| MARK | DATE     | DESCRIPTION        |
|------|----------|--------------------|
|      | 01.09.09 | CONSTRUCTION ISSUE |
|      |          |                    |
|      |          |                    |
|      |          |                    |
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**CHKD BY:** Marc Maurer  
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**SHEET TITLE**  
 BUILDING LAYOUT SITE PLAN

C•101

SHEET 3 OF 14

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

|                                    |  |
|------------------------------------|--|
| 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 655 SERENITY LANE TAX SCHEDULE NO. 2945 041 37 - 045  
SUBDIVISION BROOKWILLOW SQ. FT. OF EXISTING BLDG(S) 0  
FILING III BLK N/A LOT 45 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1367  
OWNER DARTER LLC MULTI-FAMILY:  
ADDRESS 786 VALLEY CT NO. OF DWELLING UNITS: BEFORE 0 AFTER 6  
CITY/STATE/ZIP GJ CO 81505 CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
CONSTRUCTION  
APPLICANT GRACE HOMES USE OF ALL EXISTING BLDG(S) RESIDENTIAL TOWN HOME  
ADDRESS 786 VALLEY CT DESCRIPTION OF WORK & INTENDED USE: NEW HOME CONSTRUCTION  
CITY/STATE/ZIP GJ CO 81505  
TELEPHONE 248 8532

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

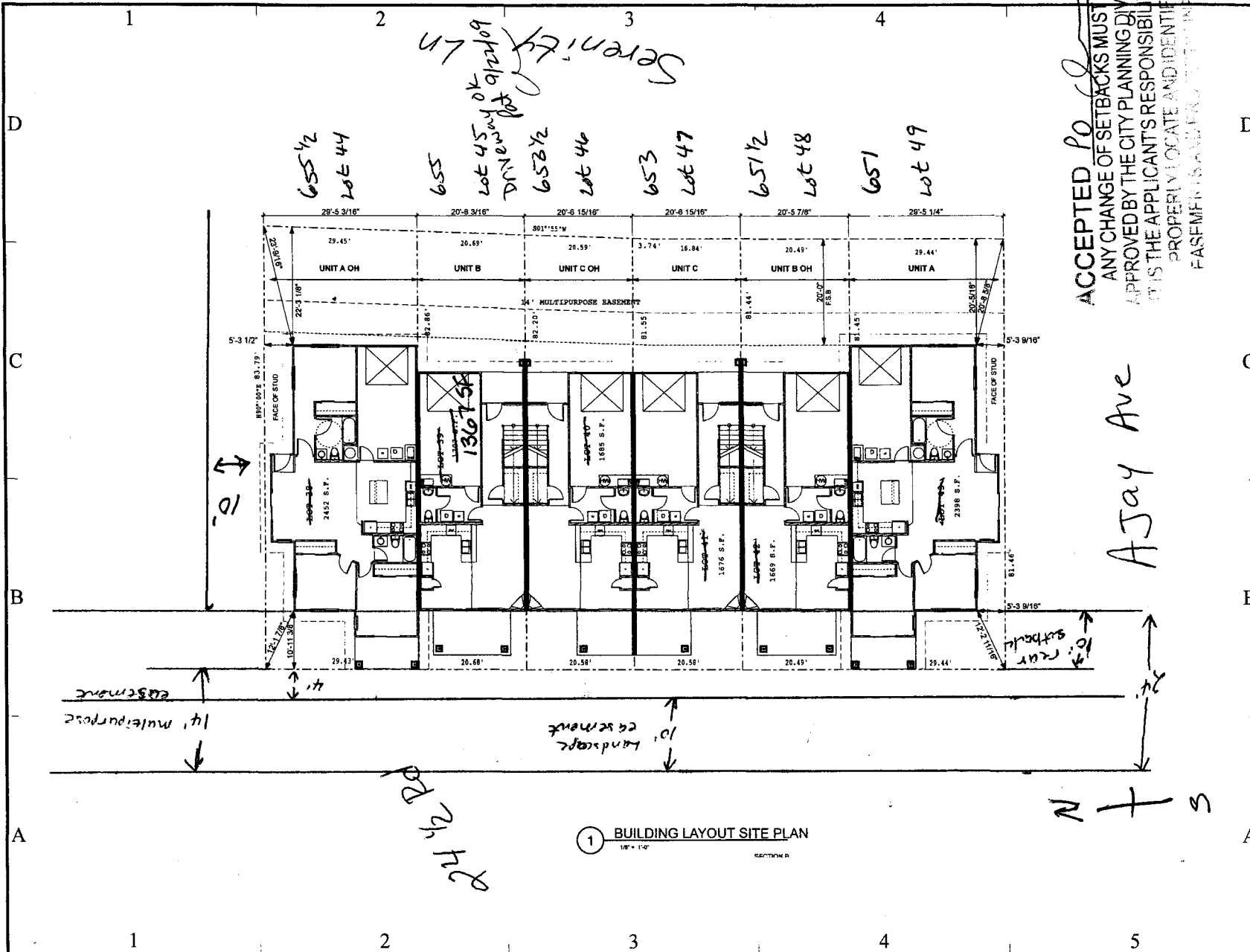
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Planning Approval PD C. McKee Date 9/24/09

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>21518</u> |
| Utility Accounting <u>Dottie Kanover</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)



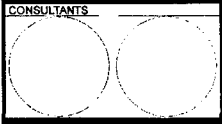
ACCEPTED FOR  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES

Ajay Ave



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 P.O. Box 1851  
 Grand Junction, Colorado 81502  
 (P) 970.245.6093  
 (F) 970.245.7568  
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Brookwillow 6-Plex  
 Lots 44-49  
 Grand Junction, CO

| MARK | DATE     | DESCRIPTION        |
|------|----------|--------------------|
|      | 01.06.09 | CONSTRUCTION ISSUE |
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 CHKCD BY: Marc Meuser  
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 01.06.09

SHEET TITLE  
 BUILDING LAYOUT SITE PLAN

C-101  
 SHEET 3 OF 14

|                                    |  |
|------------------------------------|--|
| 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>655.5 SPRENTY WAY</u>     | TAX SCHEDULE NO. <u>2945 041 37 044</u>                          |
| SUBDIVISION <u>BROOKWILLOW</u>                | SQ. FT. OF EXISTING BLDG(S) <u>0</u>                             |
| FILING <u>III</u> BLK <u>NA</u> LOT <u>44</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>1088</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>186 VALLEY CT</u>                  | CONSTRUCTION   |
| CITY/STATE/ZIP <u>GJ CO 81505</u>             | USE OF ALL EXISTING BLDG(S) <u>RESIDENTIAL TOWN HOMES</u>        |
| TELEPHONE <u>278 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.*

Vote 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 planning, 10' side setback between buildings to north</u> |
| MAX. COVERAGE OF LOT BY STRUCTURES _____  |   |

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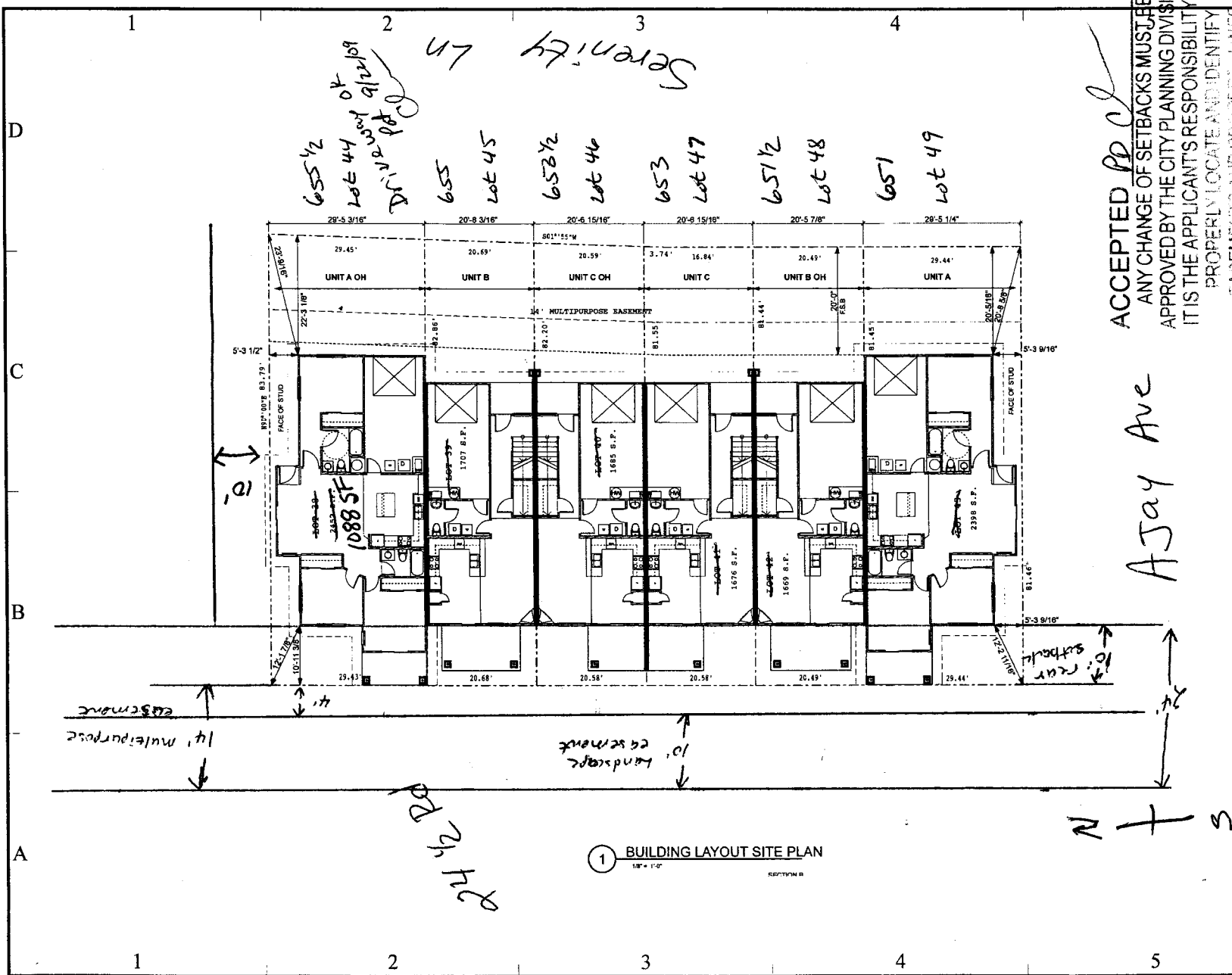
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

|  |                     |
|--|---------------------|
| Applicant's Signature <u>[Signature]</u> | Date _____          |
| Planning Approval <u>PD C. McKee</u>     | Date <u>9/24/09</u> |

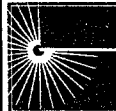
|   |    |                      |
|---|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: <u>YES</u> | NO | W/O No. <u>21517</u> |
| Utility Accounting <u>[Signature]</u>                             |    | Date <u>9-24-9</u>   |

**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)



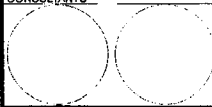
**ACCEPTED PD 02**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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**CONSULTANTS**



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

| MARK | DATE     | DESCRIPTION        |
|------|----------|--------------------|
|      | 01.06.09 | CONSTRUCTION ISSUE |
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 CHECKED BY: *Marc Maurer*  
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 10/09

SHEET TITLE  
**BUILDING LAYOUT SITE PLAN**

**C-101**  
 SHEET 3 OF 14