

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 657.5 Serenity Ln
 SUBDIVISION Brookwillow
 FILING 3 BLK NA LOT 42

TAX SCHEDULE NO. 2945-041-37-042
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1367

OWNER Darter LLC
 ADDRESS 786 Valley Ct
 CITY/STATE/ZIP Grand Jct Co 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 6 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1 CONSTRUCTION

APPLICANT Grace Homes
 ADDRESS 786 Valley Ct
 CITY/STATE/ZIP Grand Jct Co 81505
 TELEPHONE 248-8511

USE OF ALL EXISTING BLDG(S) Residential Townhomes
 DESCRIPTION OF WORK & INTENDED USE:
New Home Construction

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL 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>
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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).

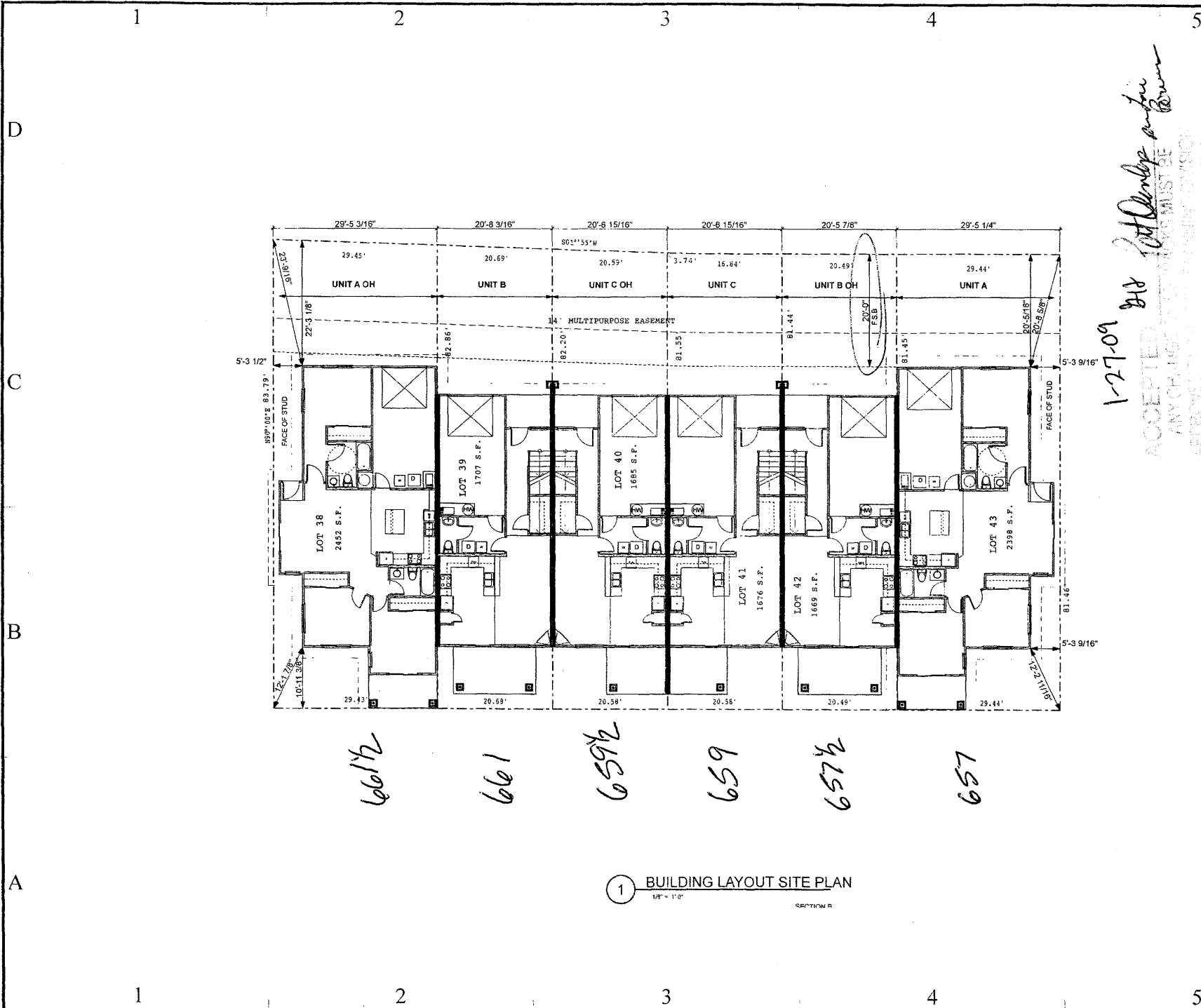
Applicant's Signature [Signature] for Grace Homes Date 1-23-09
 Planning Approval [Signature] per Tom Brown Date 1-27-09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21339</u>
Utility Accounting			Date <u>2-6-09</u>

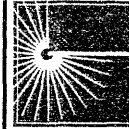
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

NA



ACCEPTED
 ANYTHING BEING CHANGED
 1-27-09
 218
 10-17-09
 1-27-09
 218
 10-17-09



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CONSULTANTS

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

MARK	DATE	DESCRIPTION
	01.09.09	CONSTRUCTION ISSUE

DRAWN BY: HM
 CHKD BY: Marc Maurer
 COPYRIGHT
 Genesis Designs Architecture + Planning, P.C.
 11/2/09 11/2/09

SHEET TITLE
BUILDING LAYOUT SITE PLAN

C•101