

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>2554.00</u>	School Impact \$ <u>460.00</u>
Inspection \$	

Bldg Permit No.
File #

M

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 659.5 Serenity Ln
 SUBDIVISION Brookwillow
 FILING 3 BLK NA LOT 40

TAX SCHEDULE NO. 2945-041-37-040
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1365

OWNER Darter LLC
 ADDRESS 786 Valley Ct
 CITY/STATE/ZIP Grand Jct Co 81605

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 81605
 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>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>Approved per plan</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).

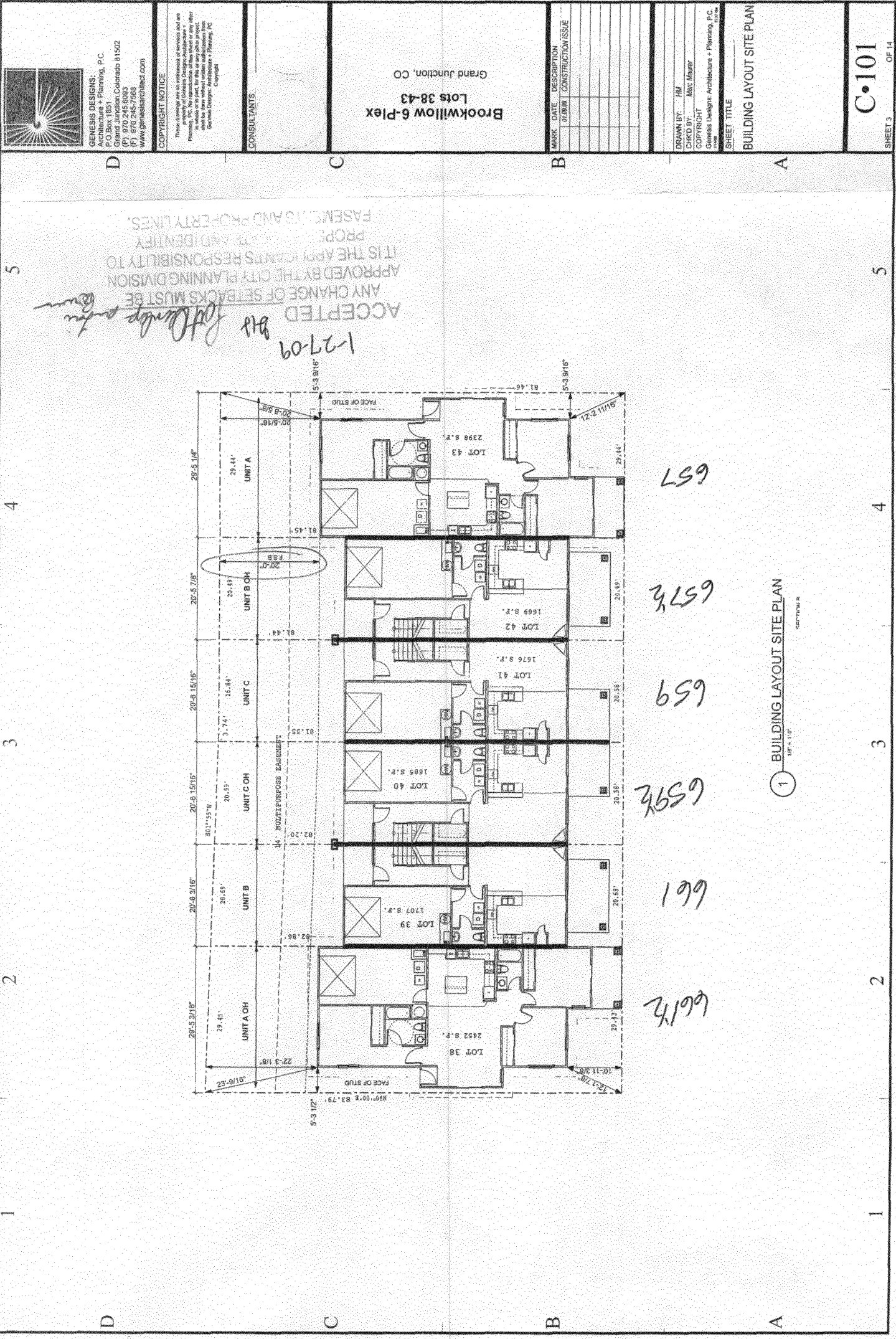
Applicant's Signature [Signature] For Grace Homes Date 1-23-09
 Planning Approval [Signature] Per Paul Ebers Date 1-27-09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21331</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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