

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 6661.5 Serenity Ln

TAX SCHEDULE NO. 2945-041-37-038

SUBDIVISION Brookwillow

SQ. FT. OF EXISTING BLDG(S) 0

FILING 3 BLK NA LOT 38

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.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <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] Date 1-23-09

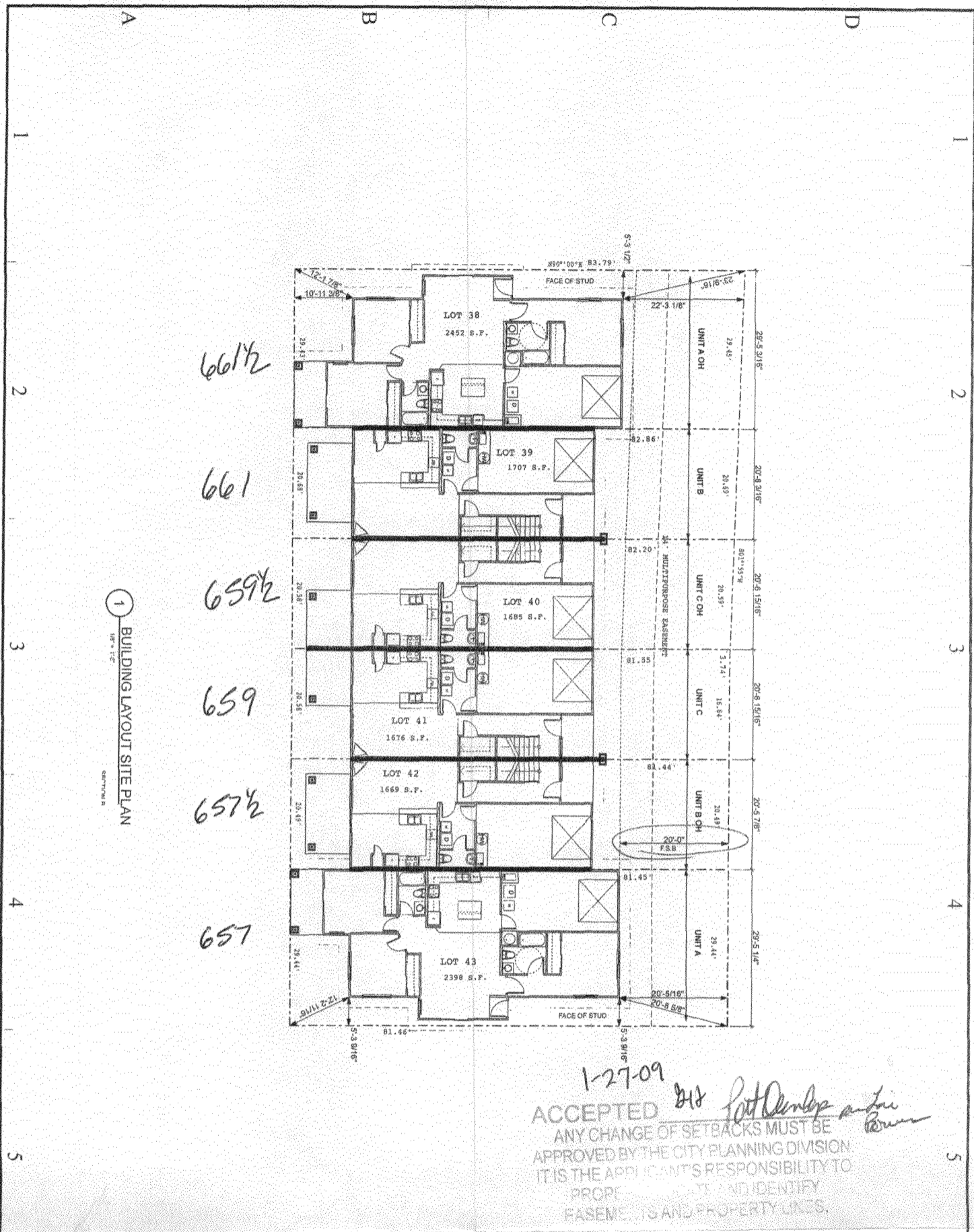
Planning Approval [Signature] Date 1/27/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21335</u>
Utility Accounting <u>[Signature]</u>			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



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

1-27-09
ACCEPTED *218 Pat DeLong and Eric Brown*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT AND IDENTIFY EASEMENTS AND PROPERTY LINES.

<p>GENESIS DESIGNS P.O. Box 1851 Grand Junction, Colorado 81502 (P) 970 245 6093 (F) 970 245 7368 www.genesisdesigns.com</p>	<p>COPYRIGHT NOTICE</p> <p>This drawing is an instrument of service and the property of Genesis Designs, Architects + Planners, P.C. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Genesis Designs, Architects + Planners, P.C.</p>	<p>CONSULTANTS</p>	<p>Brookwillow 6-Plex Lots 38-43 Grand Junction, CO</p>	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DRAMAN, D.V. H.M. CHUNG, B.T. M.S.T. / M.S.P. COPYRIGHT GENESIS DESIGNS, ARCHITECTS + PLANNERS, P.C. SHEET TITLE BUILDING LAYOUT SITE PLAN</p>	MARK	DATE	DESCRIPTION													<p>SHEET 3 OF 14 C•101</p>
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