

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Bldg Permit No.
File # <u>FP-2010-007</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2535 Knollwood Dr. TAX SCHEDULE NO. 2945-101-61-001
 SUBDIVISION Corner Square SQ. FT. OF EXISTING BLDG(S) 0
 FILING _____ BLK 3 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1165 sqft.

OWNER F & P Apartments
 ADDRESS 480 W. Park Dr #200
 CITY/STATE/ZIP Grand Junction, CO

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Western Constructors Inc
 ADDRESS 480 W. Park Dr #200
 CITY/STATE/ZIP Grand Junction, CO 81505
 TELEPHONE (970) 241-5457

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: Construction of new leasing office for the Corner Square Apt. Project

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: <u>Per Plan</u> 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: _____
--	---

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).

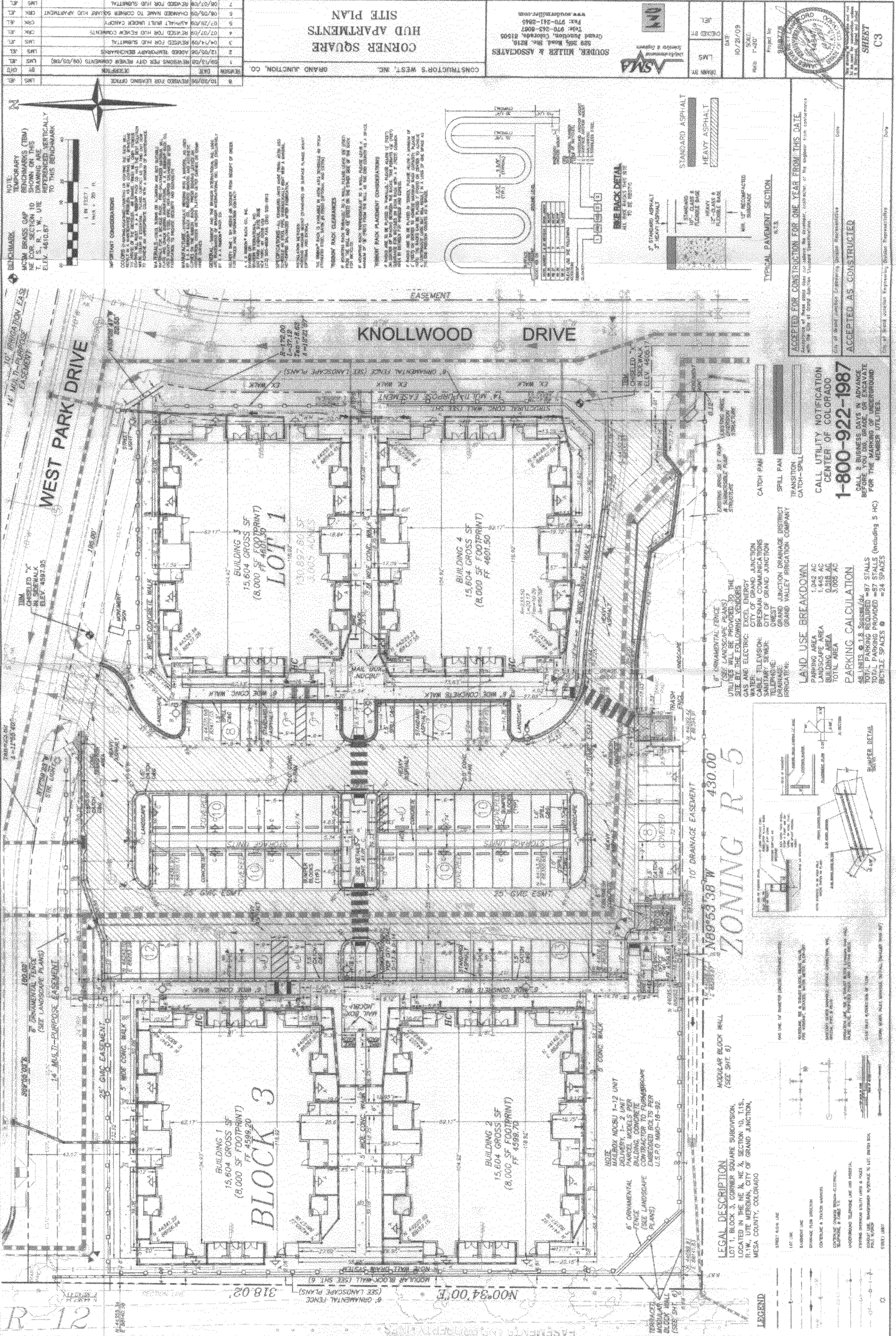
Applicant's Signature Alisha Mendelson Date 3/15/2010
 Planning Approval RD [Signature] Date 3/18/2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See full w/pt deferral</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-19-10</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
Pet Developer 3/15/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY.



IMPORTANT COORDINATIONS

CLASSES TO BE COORDINATED WITH THE CITY ENGINEER:
- MULTIPLE EASEMENTS AND RIGHTS OF WAY
- UTILITIES (WATER, GAS, ELECTRIC, CABLE, TELEVISION, SANITARY SEWER, TELEPHONE)
- TRAFFIC SIGNALS
- STREET LIGHTS
- LANDSCAPE PLANS
- SIGNAGE

CONTRACTOR NOTES

- SEE SETBACKS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES.
- SEE LANDSCAPE PLANS FOR FENCE, WALKWAYS, AND PLANTINGS.
- SEE U.S.P.O. AMMO-18-92 FOR EMBEDDED BOLTS FOR TURRET BENCHMARKS.
- SEE U.S.P.O. AMMO-18-92 FOR EMBEDDED BOLTS FOR TURRET BENCHMARKS.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK.
1	09/13/08	REVISED PER CITY REVIEW COMMENTS (09/09/08)	LMS	JL
2	07/27/08	REVISED PER HUD REVIEW COMMENTS	LMS	JL
3	04/14/08	REVISED PER HUD REVIEW COMMENTS	LMS	JL
4	07/27/08	REVISED PER HUD REVIEW COMMENTS	LMS	JL
5	07/27/08	ASPHALT BUILT UNDER CANOPY	CKM	JL
6	06/05/08	CHANGED NAME TO CORNER SQUARE HUD APARTMENTS	CKM	JL
7	06/07/08	REVISED FOR HUD SUBMITTAL	LMS	JL

BENCHMARK
MCM BRASS GAP
NE CORNER SECTION 10
SHOWING ON THIS DRAWING ARE REFERENCED VERTICALLY TO THIS BENCHMARK
ELEV. 4610.87

NOTE:
TEMPORARY BENCHMARKS (TBM) FOR SECTION 10 SHOWING ON THIS DRAWING ARE REFERENCED VERTICALLY TO THIS BENCHMARK

SCALE:
1" = 20' H

DIR.
N 12 57' 37" W

COMPILED BY:
JLM
8-17550 90'

CORNER SQUARE HUD APARTMENTS SITE PLAN

CONSTRUCTORS WEST, INC.
GRAND JUNCTION, CO.

SOUDEK, MILLER & ASSOCIATES
Grand Junction, Colorado, 81505
Phone: 970-843-8888
www.soudekml.com

DESIGN BY	LMS
DATE	10/21/09
SCALE	1"=20'
PROJECT NO.	080273
SHEET	C3

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not constitute an endorsement of the engineering firm.

TYPICAL PAVEMENT SECTION

RECK DETAIL
AT THE RECK THIS SITE TO BE REWIRED

RECK DETAIL
3" STANDARD ASPHALT
3" HEAVY ASPHALT
HEAVY ASPHALT
HEAVY ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

RECK DETAIL
STANDARD ASPHALT
HEAVY ASPHALT

LEGEND

- STREET ALIAS LINE
- RIGHT OF WAY
- CONCRETE
- ASPHALT
- LANDSCAPE
- UTILITY
- CONCRETE WALL
- ASPHALT DRIVE
- CONCRETE DRIVE
- LANDSCAPE
- UTILITY

RECK DETAIL

RECK DETAIL

RECK DETAIL

RECK DETAIL

RECK DETAIL