

Planning \$ <u>10<sup>00</sup></u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

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

#18006720

**PLANNING CLEARANCE**

\$X1

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

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS <u>2535 Knollwood Dr.</u>	TAX SCHEDULE NO. <u>2945-101-61-001</u>
SUBDIVISION <u>Corner Square</u>	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK <u>3</u> LOT <u>1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
OWNER <u>Fand P Apartments</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>480 W. Park Dr. #200</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>CO. CO. 81505</u>	CONSTRUCTION
APPLICANT <u>Custom Quality Landscapes</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>3065 Canyon Land Drive</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction Co 81504</u>	USE OF ALL EXISTING BLDG(S) _____
TELEPHONE <u>434-7953</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Retaining wall - 9 Feet</u>

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: <u>Per Plan</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
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 <u>[Signature]</u>	Date <u>3-31-10</u>
Planning Approval <u>[Signature]</u>	Date <u>3/31/10</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>wall only</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-31-10</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)

N 44364.97  
E 88142.03  
END 4" DRAIN TILE  
INV. 4591.24

STA. 4+19.41  
STEP WALL  
TOP 4598.87  
TOE 4591.35

SECTION LINE

318.02

6' ORNAMENTAL FENCE  
(SEE LANDSCAPE PLANS)

N00°34'00"E

WALL M (0.165)

STA. 1+85.03  
STEP WALL  
ANGLE POINT  
TOP 4594.54  
TOE 4592.21

STA. 1+54.04  
ANGLE POINT (PT)  
TOP 4594.54  
TOE 4593.50

N 44364.97  
E 88142.03  
END 4"

N 44082.22  
E 88143.37

STA. 1+23.1  
STEP WALL  
ANGLE POIN  
TOP 4598.8  
TOP 4594.5  
TOE 4593.5

NOTE: FINISHED GROUND  
AT ALL FOUR (4) CORNERS OF  
BUILDING IS 4598.87

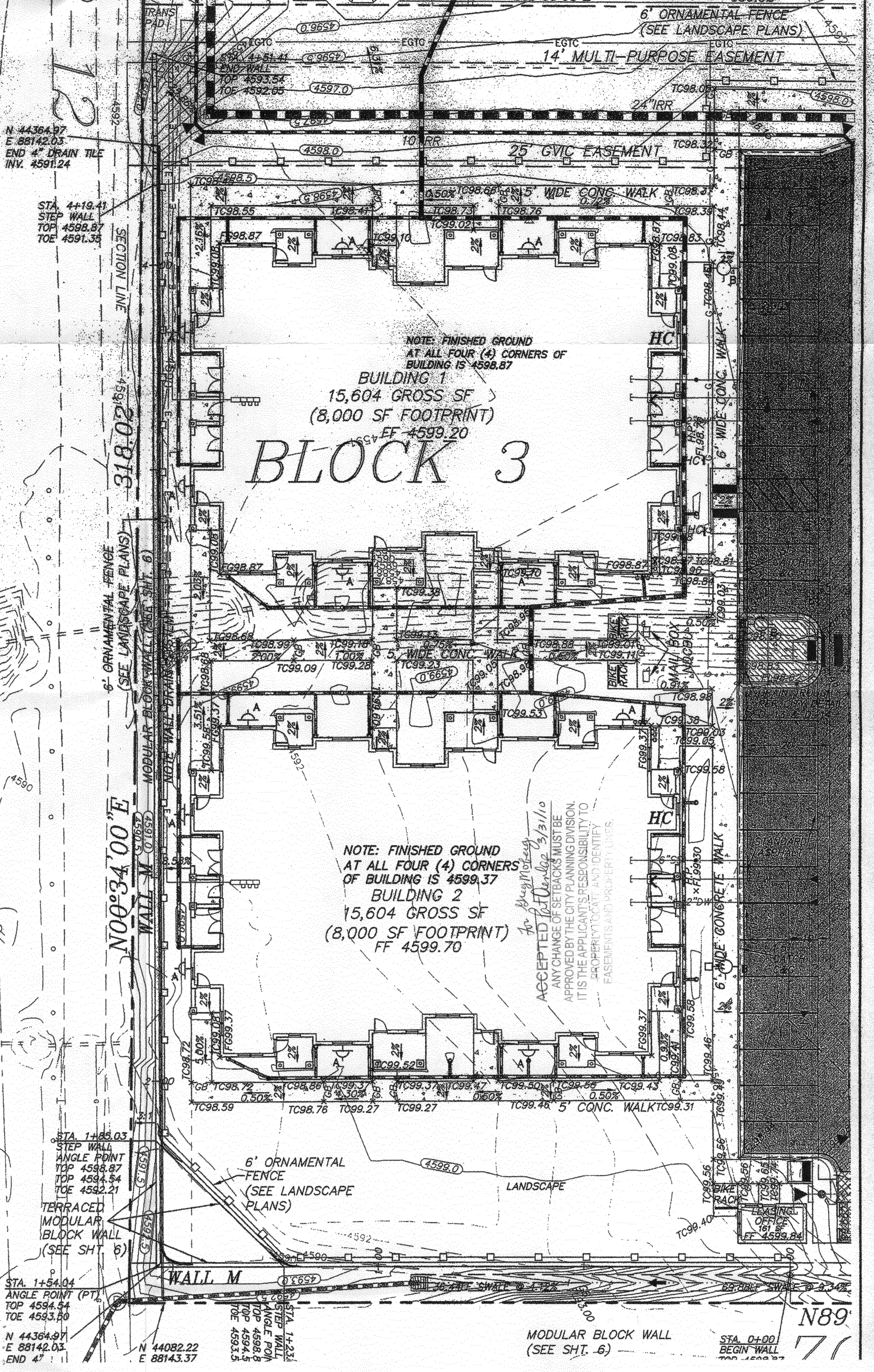
BUILDING 1  
15,604 GROSS SF  
(8,000 SF FOOTPRINT)  
FF 4599.20

# BLOCK 3

NOTE: FINISHED GROUND  
AT ALL FOUR (4) CORNERS  
OF BUILDING IS 4599.37

BUILDING 2  
15,604 GROSS SF  
(8,000 SF FOOTPRINT)  
FF 4599.70

ACCEPTED for *Buy Mofey* 3/31/10  
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.



N89  
7

MODULAR BLOCK WALL  
(SEE SHT. 6)

STA. 0+00  
BEGIN WALL