

Planning \$	Drainage \$ <u>6,704.00</u>
TCP \$ <u>41,924.00</u>	School Impact \$ <u>22,080.00</u>
Inspection \$ <u>970.00</u>	

Bldg Permit No. <u>08-01569</u>
File # <u>FP-2008-172</u>

DEFERRED FEES FP-2010-007
PLANNING CLEARANCE Zoning Approval

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

BUILDING ADDRESS 2535 Knollwood
 SUBDIVISION Corner Square
 FILING 1 BLK 3 LOT 1

TAX SCHEDULE NO. 2945-10-61-001
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 32,000

OWNER FIP Apartments
 ADDRESS 480 W. Park Dr #200
 CITY/STATE/ZIP GJ, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 48
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 4
 CONSTRUCTION

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

USE OF ALL EXISTING BLDG(S) N/A
 DESCRIPTION OF WORK & INTENDED USE:
48 apartments
 * 1/6/11 BLC 3 paid Rept 36102
 * 2/2/11 BLC 4 paid pending
 * 3/8/11 BLC #1 paid pending

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>	PAID	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater.	APR 06 2011	PARKING REQUIREMENT: <u>1.8/unit</u>
SIDE: _____ from PL REAR: _____ from PL		FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>15.0 DEFERRED AC</u>		SPECIAL CONDITIONS: <u>Setback, location</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____		<u>parking landscaping as per approved Final Development Plan FP-2010-00</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).

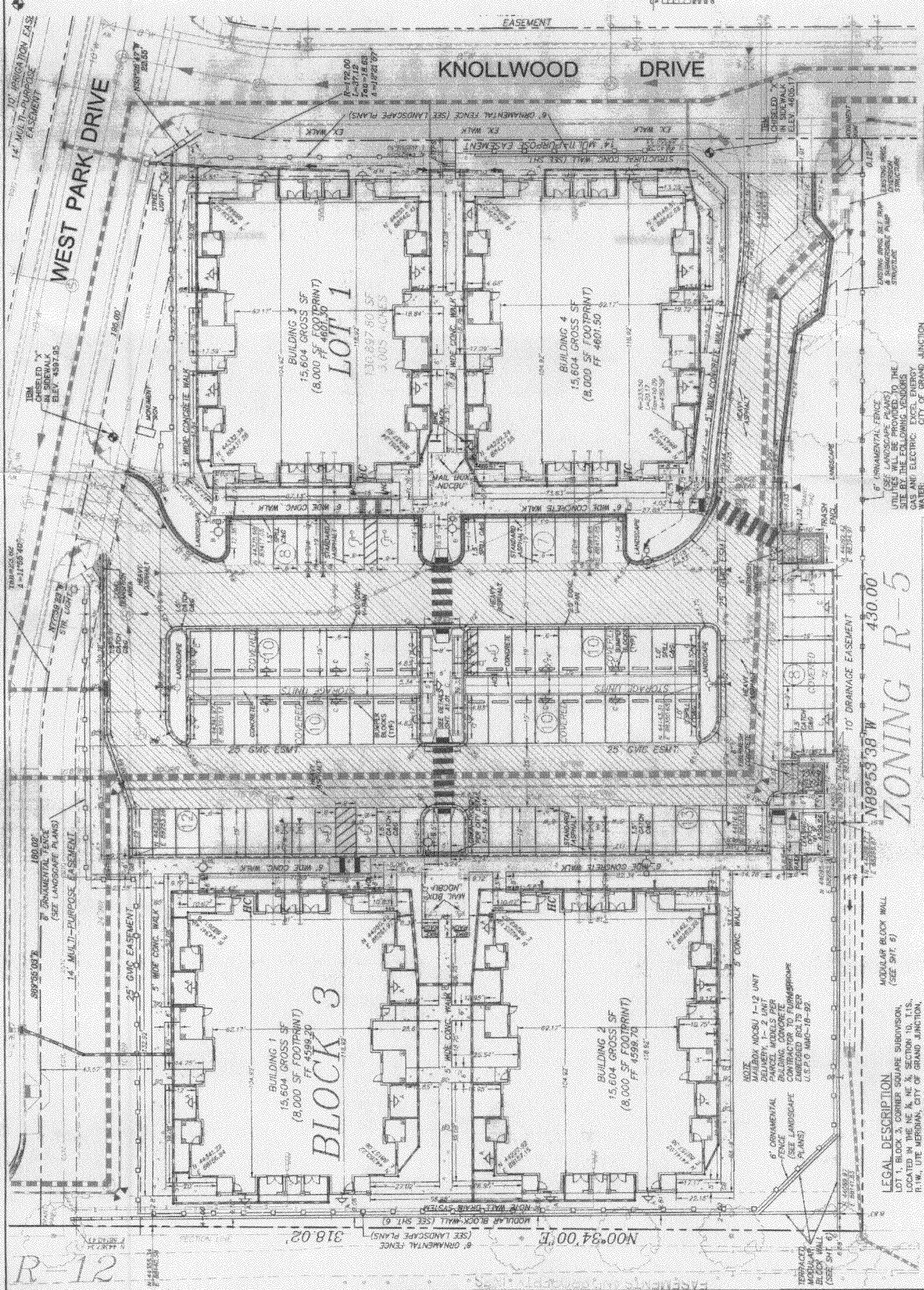
Applicant's Signature [Signature] Date 2/23/2010
 Planning Approval [Signature] Date 2.9.10

PAID
 APR 06 2011
 AC

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21619</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/23/10</u>

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

ACCEPTED
Pat Knapp 3/15/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY.



BEENCHMARK
MCM BRASS CAP
NE COR SECTION 10
S. R. 1 N. UTE
ELEV. 4610.87
TO THIS BENCHMARK

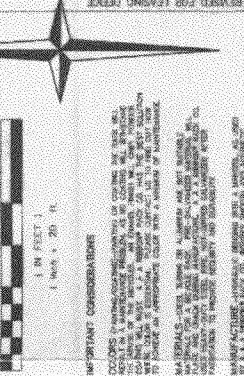
NOTE:
TEMPORARY BENCHMARKS (TBM) FOR SECTION 10 SHOWN ON THIS PLAN. REFER TO THE PLAN FOR THE LOCATION OF EACH BENCHMARK. THE BENCHMARKS ARE TO BE SET AS SHOWN AND TO REMAIN IN PLACE PERMANTENTLY.

NEARBY CONSIDERATIONS:
SEE ADJACENT PLANS FOR CONSIDERATIONS OF NEARBY PROPERTIES AND UTILITIES.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION SUBDIVISION ORDINANCES AND THE COLORADO SUBDIVISION ACT.
2. THE APPLICANT SHALL MAINTAIN RECORD SETS OF THIS PLAN AND ALL RELATED DOCUMENTS FOR A PERIOD OF 10 YEARS AFTER THE COMPLETION OF THE PROJECT.
3. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT.
6. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF EACH DAY OF CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/08	REVISIONS PER CITY REVIEW COMMENTS (09/03/08)
2	12/05/08	ADDED TEMPORARY BENCHMARKS
3	04/14/09	REVISED FOR HUD REVIEW COMMENTS
4	07/07/09	REVISED FOR HUD REVIEW COMMENTS
5	07/29/09	ASPHALT BUILT UNDER CANOPY
6	08/25/09	CHANGED NAME TO CORNER SQUARE HUD APARTMENT
7	08/07/09	REVISED FOR HUD SUBMITTAL



CORNER SQUARE HUD APARTMENTS SITE PLAN

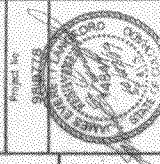
CONSTRUCTORS WEST, INC.
GRAND JUNCTION, CO.

SOUTHER, MILLER & ASSOCIATES
220 2nd Street, Suite 2100
Grand Junction, Colorado 81508
Tel: 970-243-0067
Fax: 970-243-0646
www.southernmiller.com



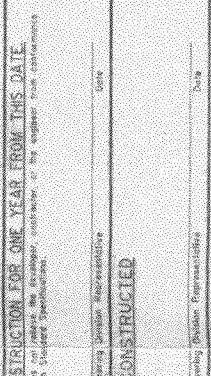
ASPA
Professional Engineers & Surveyors

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/21/09
SCALE: AS SHOWN
PROJECT NO: [Number]



SHEET C-3

TYPICAL PAVEMENT SECTION



BRK BACK DETAIL



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
ACCEPTED AS CONSTRUCTED

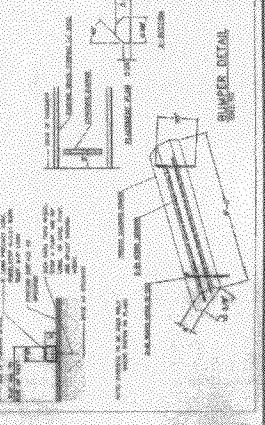
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

LAND USE BREAKDOWN

Category	Area (AC)
Parking Area	1.042
Sub Total Area	0.518
Total Area	3.008

PARKING CALCULATION

48 UNITS @ 1.8 SPACES/UNIT
TOTAL PARKING REQUIRED = 87 STALLS
TOTAL PARKING PROVIDED = 57 STALLS
BIKE SPACES @ -24 SPACES



LEGAL DESCRIPTION
LOT 1, BLOCK 3, CORNER SQUARE SUBDIVISION,
LOCATED IN THE NE 1/4, SECTION 10, T.1S.,
R.1W. UTE MERIDIAN, CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

ZONING R-5

N 89° 53' 38" W 430.00'
R-12

- 6" ORNAMENTAL FENCE (SEE LANDSCAPE PLANS)
- CONCRETE WALKWAY
- CONCRETE CURB
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- CONCRETE PATIO
- CONCRETE SLAB
- CONCRETE FOOTING
- CONCRETE FOUNDATION
- CONCRETE WALL
- CONCRETE COLUMN
- CONCRETE BEAM
- CONCRETE JOIST
- CONCRETE TRUSS
- CONCRETE RAFTER
- CONCRETE SHEATHING
- CONCRETE CLADDING
- CONCRETE FINISH
- CONCRETE COATING
- CONCRETE PAINT
- CONCRETE STAIN
- CONCRETE SEALER
- CONCRETE PROTECTOR
- CONCRETE REPAIR
- CONCRETE PATCH
- CONCRETE TOUCH UP
- CONCRETE POLISH
- CONCRETE BUFF
- CONCRETE GROUT
- CONCRETE POINT
- CONCRETE FINISH COAT
- CONCRETE PRIMER
- CONCRETE ADHESIVE
- CONCRETE FILLER
- CONCRETE GROUT FILLER
- CONCRETE REINFORCEMENT
- CONCRETE REINFORCING BARS
- CONCRETE REINFORCING NETS
- CONCRETE REINFORCING CAGES
- CONCRETE REINFORCING SHEETS
- CONCRETE REINFORCING FABRIC
- CONCRETE REINFORCING MESH
- CONCRETE REINFORCING WIRE
- CONCRETE REINFORCING RODS
- CONCRETE REINFORCING STUDS
- CONCRETE REINFORCING CHAIRS
- CONCRETE REINFORCING BRASS
- CONCRETE REINFORCING SPLICERS
- CONCRETE REINFORCING COUPLERS
- CONCRETE REINFORCING TIES
- CONCRETE REINFORCING WELDS
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