

243
~~543~~ - 0417
P3

PLAN # 18962

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 1111 HORIZON DRIVE
SUBDIVISION: NONE
FILING # BLK # LOT #
TAX SCHEDULE NUMBER:
2945 - 021 - 00 - 023

SQ FT OF BLDG: 143,266
SQ FT OF LOT: 229,812
NUMBER OF FAMILY UNITS: 83
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
NONE

PROPERTY OWNER: PENNER FRANTZ CO.
ADDRESS: 1795 W. WARREN AVE. ENGLEWOOD CO
PHONE: ~~795-95~~ 935-3591


USE OF ALL EXISTING BUILDINGS:
N/A

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT 83 UNIT CONDOMINIUM

FOR OFFICE USE ONLY

ZONE: PR 34.9
SETBACKS: F S R
RIGHT OF WAY: As per plan
MAXIMUM HEIGHT:
PARKING SPACES REQUIRED:
LANDSCAPING/SCREENING:

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 10

TED HABERMAN
or
Chuck Boderick
DENNER 243-0417
Construction Management, Inc.

1795 West Warren Avenue
Englewood, Colorado 80110
Phone: 303/935-3591 or 934-2251

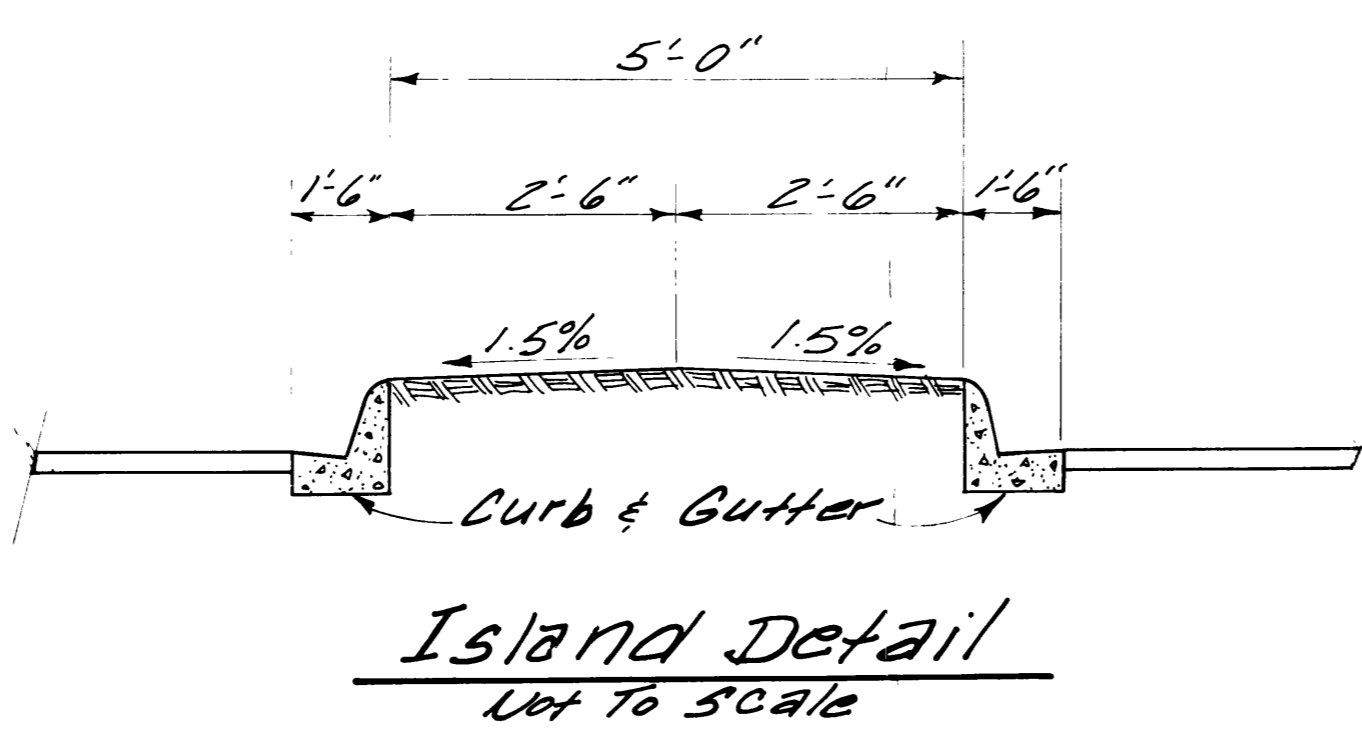
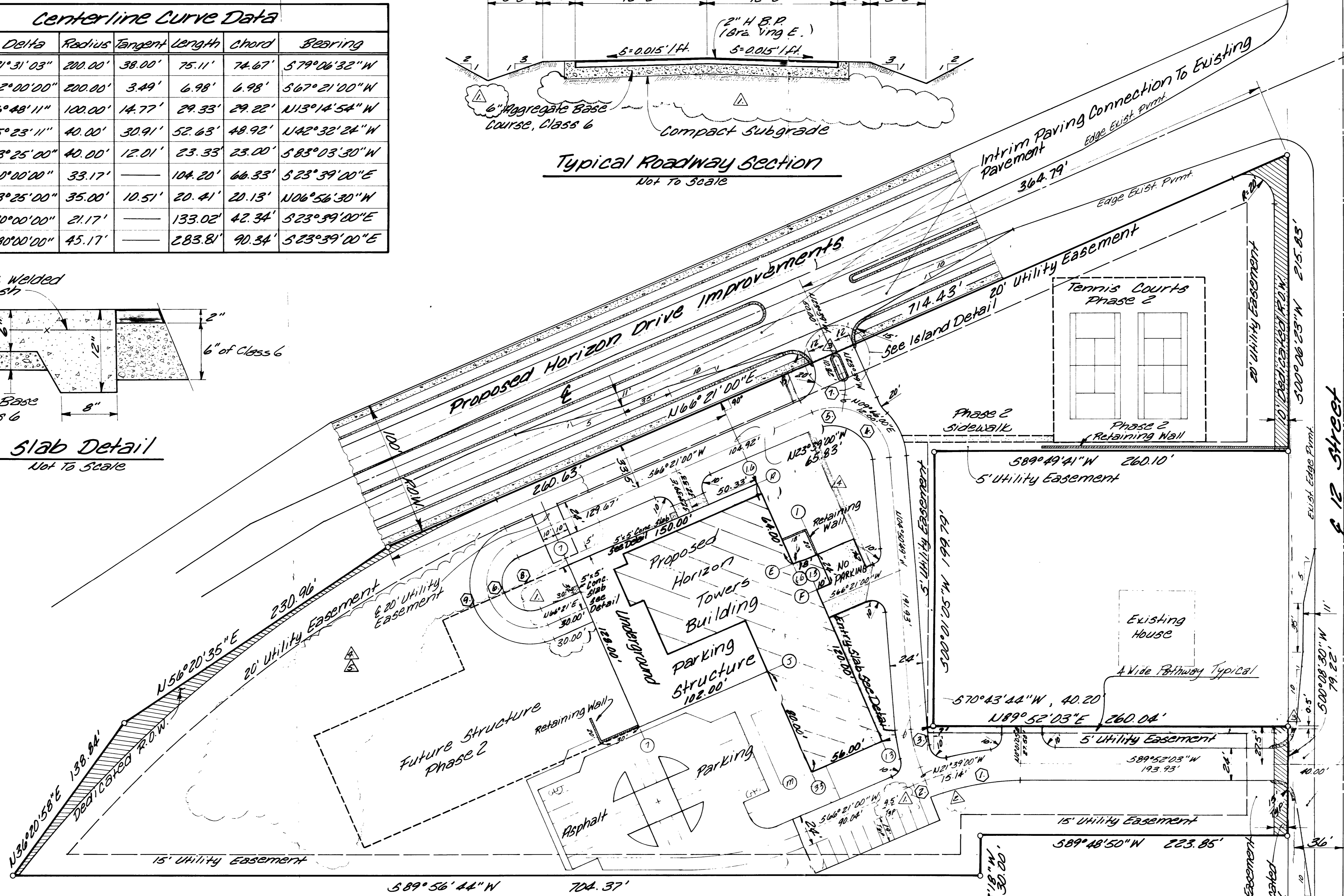
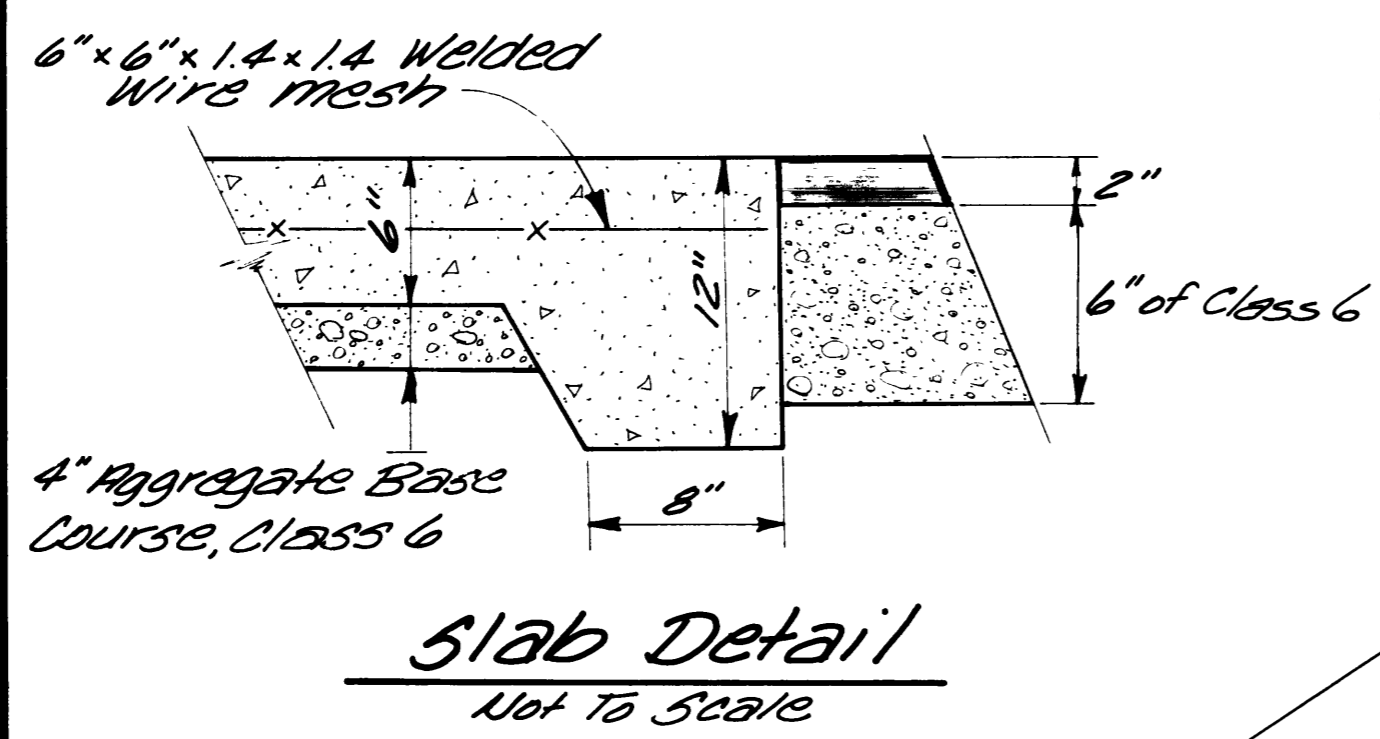
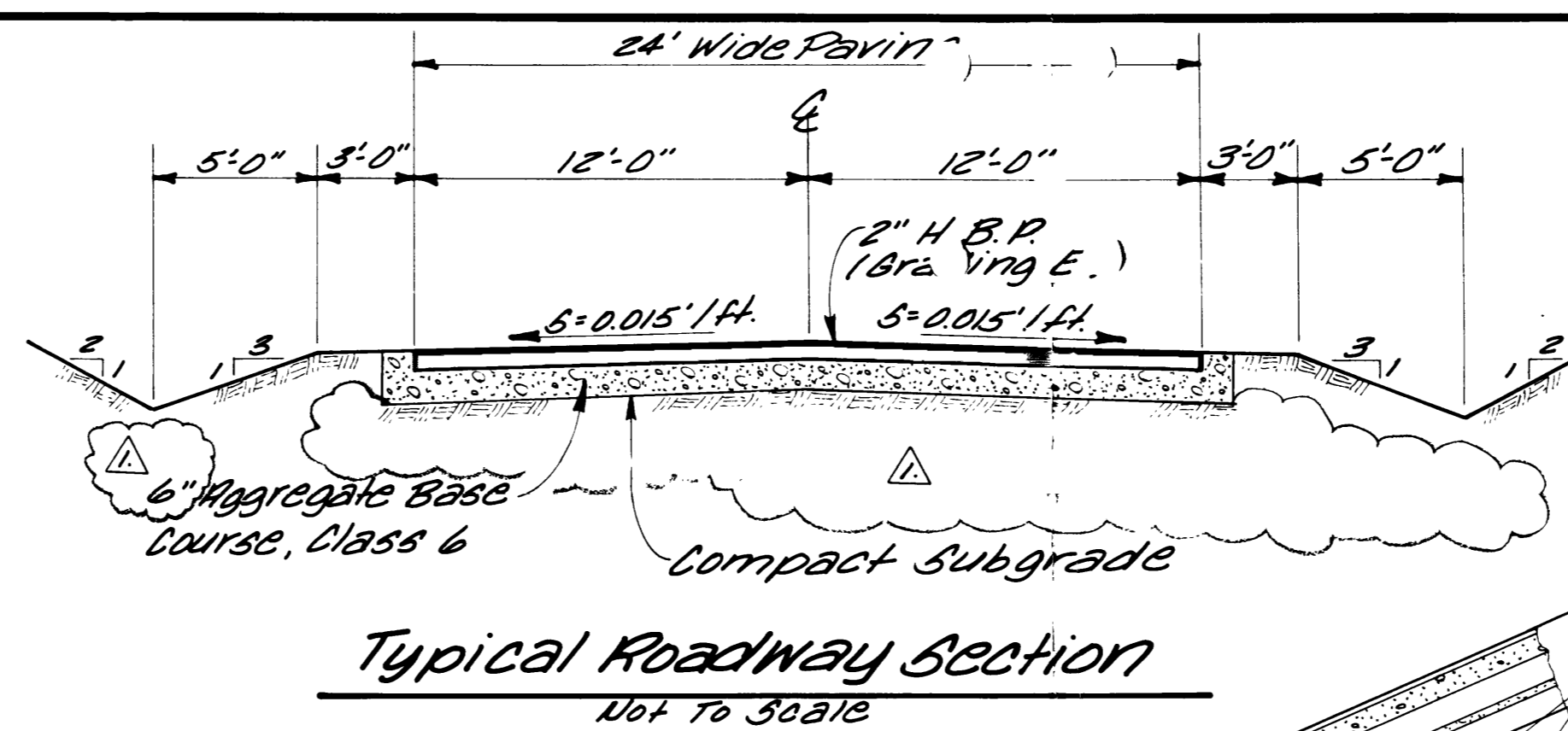
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL AN OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/27/83
APPROVED BY: Mart approved
Don

Theodore B Haberman
SIGNATURE

Centerline Curve Data					
No.	Delta	Radius	Tangent Length	Chord	Bearing
1	21°31'03"	200.00'	38.00'	75.11'	579°06'32"W
2	02°00'00"	200.00'	3.49'	6.98'	567°21'00"W
3	16°48'11"	100.00'	14.77'	29.33'	N13°14'54"W
4	75°23'11"	40.00'	30.91'	52.63'	N42°32'24"W
5	33°25'00"	40.00'	12.01'	23.33'	S83°03'30"W
6	180°00'00"	33.17'	—	104.20'	S23°39'00"E
7	33°25'00"	35.00'	10.51'	20.41'	N06°56'30"W
8	180°00'00"	21.17'	—	133.02'	S23°39'00"E
9	180°00'00"	45.17'	—	283.81'	S23°39'00"E



Scale: 1" = 40'

LEGEND

- Centerline
- Property line
- - - Building line
- - - Future Phase 2 Const.
- - - Easement line
- - - Retaining Wall
- o Property Corner

NOTES

- All construction within the Right-of-Way shall conform to City of Grand Junction Standard Plans & Specifications for street Design.
- All dimensions & ties to building are to structural grid lines. Grid lines are generally 4" from the exterior face of the building.

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Midway Ave.

NO.	REVISION DESCRIPTION	DATE	BY
1	Delete Conc. Entry Slab, Delete Subbase, Revise Base Course	5-2-83	R.H.
2	Revise Dimension	5-6-83	R.H.
3	Revise Curb & Gutter, Island	5-16-83	R.H.
4	Revise Utility Easement, For San Sewer & Water Lines, and Pathways	5-16-83	R.H.
5	Delete Phase 2 Structure	6-2-83	R.H.
6	Revise Sewer Easements, 20' R.O.W.	6-2-83	R.H.

In accordance with Colorado State Senate Bill 172, paragraph 9-1.5-103, the contractor shall provide notification to all utility companies two (2) business days prior to start of excavation for location & coordination of underground utilities. Underground Utilities Location Telephone Number is 245-2555

ARMSTRONG & ASSOCIATES, INC. 801 Bond Avenue Grand Junction, Colorado 81505 Phone: 245-2555	Horizon Towers Site Plan Scale: 1" = 40' Date: 4-22-83 Drawn: MJD Survey Data Checked: Job No. 284099
	East 1/4 Corner Section 2 T1S, R1W, U.M.