

City County

PLAN # 20131

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 abut the parcel:

BLDG ADDRESS: 1111 HORIZON DR

SQ FT OF BLDG: 143,264

SUBDIVISION: NONE

SQ FT OF LOT: 229,812

PLANNING # BLK # LOT #

NUMBER OF FAMILY UNITS: 83

TAX SCHEDULE NUMBER: 2945-021-00-023

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

PROPERTY OWNER: PENNER FRANTZ

USE OF ALL EXISTING BUILDINGS: N/A

ADDRESS: 1795 W. WARREN AVE Englewood

PHONE: 1-935-3591

DESCRIPTION OF WORK AND INTENDED USE:

CONSTRUCTION OF 83 UNIT CONDOMINIUM

FOR OFFICE USE ONLY

ZONE: PR 34.9

FLOOD PLAIN: YES NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: As per

CENSUS TRACT NUMBER: 10

MAXIMUM HEIGHT: Approved

SPECIAL CONDITIONS: ① Landscape plan

PARKING SPACES REQUIRED: Approved

to be completed as soon as weather

LANDSCAPING/SCREENING: plan # 23-80 (2/2) permits

or prior to occupancy of Horizon Towers. ② Temp. Sales

Trailer to be removed w/ issuance of C.O. for Horizon Towers.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF 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.

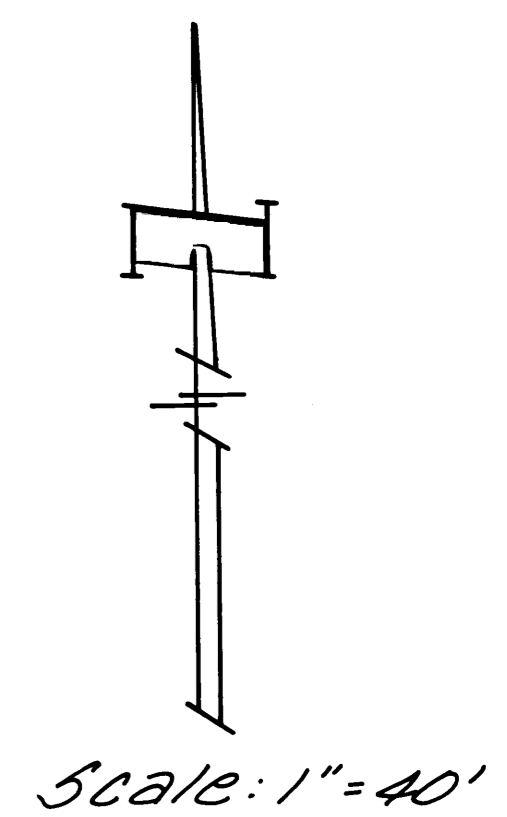
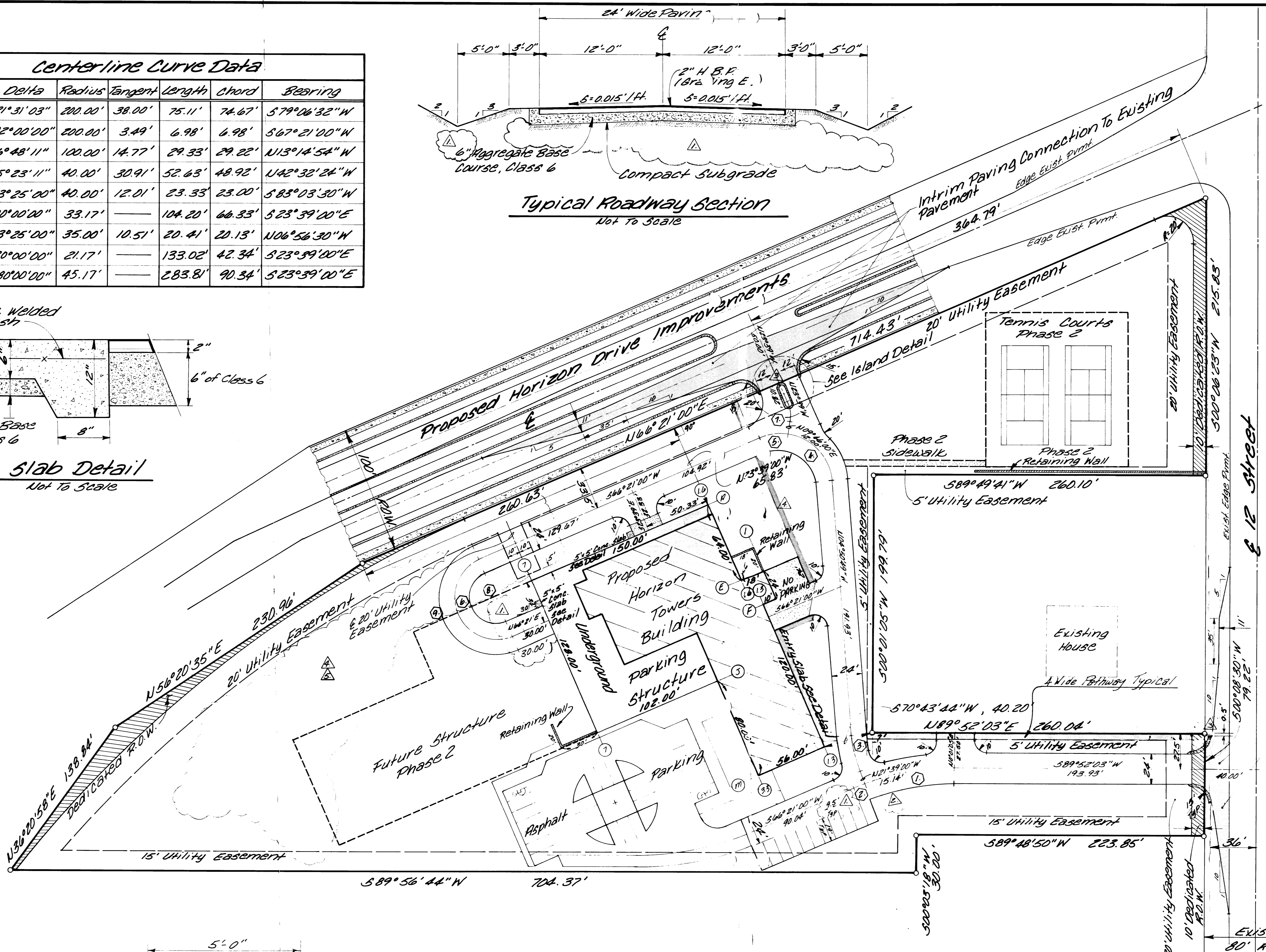
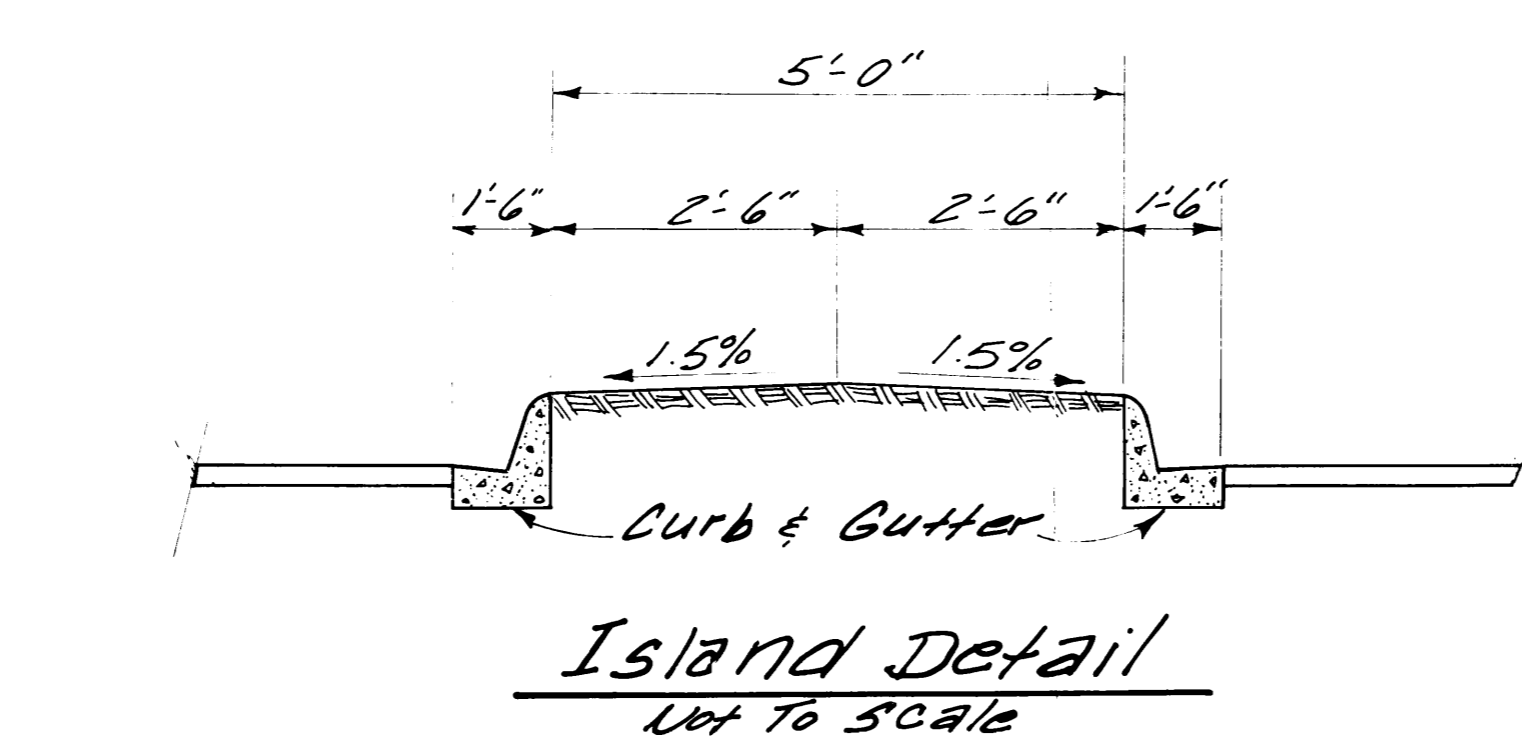
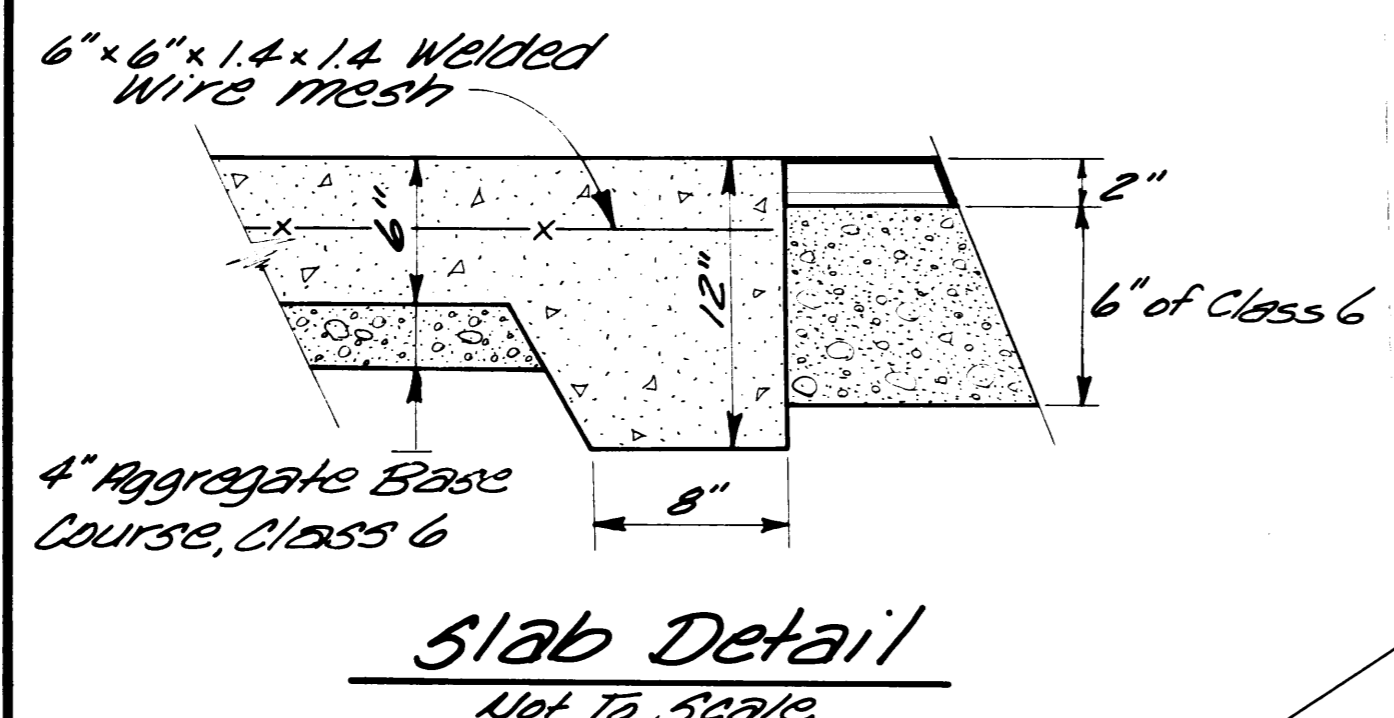
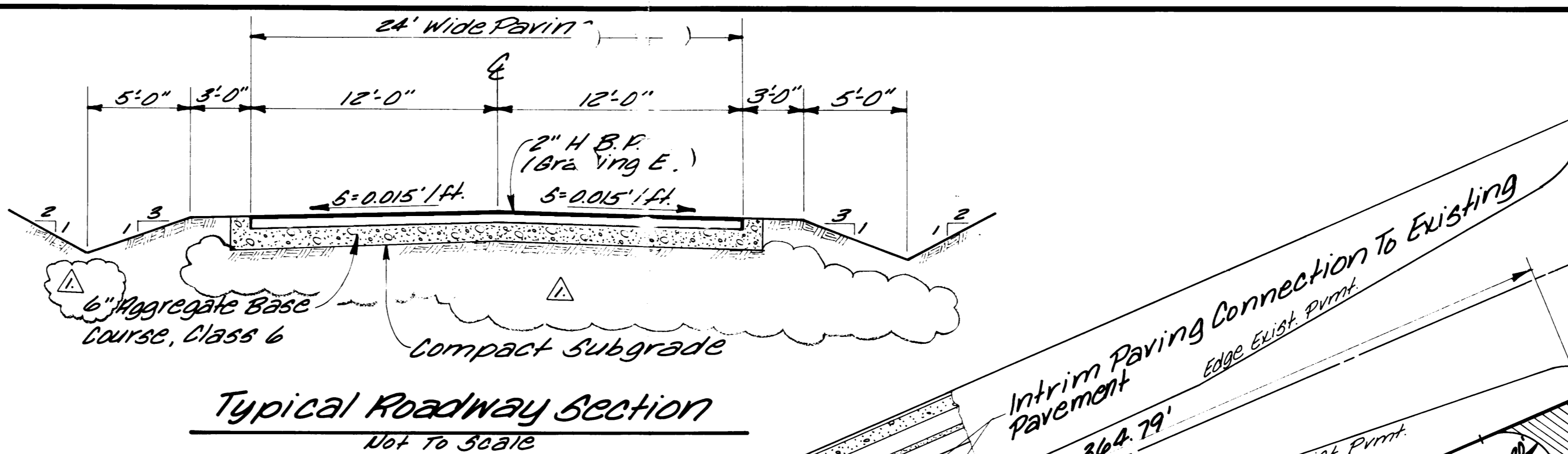
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Loew J. Fink
SIGNATURE

DATE APPROVED: 1-24-84

APPROVED BY: P. Shelton

Centerline Curve Data						
No.	Delta	Radius	Tangent	Length	Chord	Bearing
1	21°31'03"	200.00'	38.00'	75.11'	74.67'	S79°26'32"W
2	02°00'00"	200.00'	3.49'	6.98'	6.98'	S67°21'00"W
3	16°48'11"	100.00'	14.77'	29.33'	29.22'	N13°14'54"W
4	75°23'11"	40.00'	30.91'	52.63'	48.92'	N42°32'24"W
5	33°25'00"	40.00'	12.01'	23.33'	23.20'	S83°03'30"W
6	180°00'00"	33.17'	—	104.20'	66.33'	S23°39'20"E
7	33°25'00"	35.00'	10.51'	20.41'	20.13'	N06°56'30"W
8	180°00'00"	21.17'	—	133.02'	42.34'	S23°39'20"E
9	180°00'00"	45.17'	—	283.81'	90.34'	S23°39'20"E



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

- NOTES**
1. All construction within the Right-of-Way shall conform to City of Grand Junction Standard Plans & Specifications for street Design.
 2. All Dimensions & Ties to Building are to Structural Grid lines. Grid lines are generally 4" from the Exterior Face of the Building.

Intrm Paving Connection To Existing Pavement

Midway Ave.

E 12 Street

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	A.H.
4	Revise Utility Easement, Revise San Sewer & Water Line and Pathways	5-16-83	A.H.
5	Delete Road Easement, Revise Street Easement, Add ROW	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.

Horizontal Towers
Site Plan

Scale: 1" = 40' Date: 4-22-83
Drawn: JLD Survey Date:
Checked: Job No. 834229