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BLDG PERMIT NO. 56611	
FILE # SPR-96-129	

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12.71  FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 1800  90 OWNERCITY OF COUNT JUNE 1800  91 OWNERCITY OF COUNT JUNE 1800  91 TELEPHONE 244 1542  192 TELEPHONE 244 1542  193 TELEPHONE 244 1542  194 DEPORT OF WORK & INTENDED USE EXPANSION OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION OF WORK & INTENDED USE EXPANSION OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION OF WORK & INTENDED USE EXPANSION OF WORK & INTENDED USE EXPAN	BLDG ADDRESS 1340 Gumison AVE.	TAX SCHEDULE NO. <u>2945-132-00-945</u>				
NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  USE OF ALL EXISTING BLDGS Parks Pert. Apa. Offer  DESCRIPTION OF WORK & INTENDED USE: Expansion of Park  ** Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ON NO  SETBACKS. Front from Property Line (PL)  Or 40. from center of ROW, whichever is greater  Side 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), has been sused by the Building Department (Section 307, Uniform Building Code), has been sused by the Building Department (Section 307, Uniform Building Code), has been sused by the Building Department (Section 307, Uniform Building Code). Any landscaping required by the condition is required by the G.J. Zoning and Development of Occupancy. Any landscaping required by the permits 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 G.J. 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  Department	SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1271				
BEFORE: AFTER: CONSTRUCTION NO. OF BLOGS ON PARCEL BEFORE: AFTER: CONSTRUCTION USE OF ALL EXISTING BLOGS Parks Pert. Apa. Offer DESCRIPTION OF WORK & INTENDED USE: Expansion of D	FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)				
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BEFORE: AFTER: CONSTRUCTION PAPPLICANT SAME ASSAULT USE OF ALL EXISTING BLOGS PARE PORT. Apa. OF FILE ADDRESS  'I DESCRIPTION OF WORK & INTENDED USE: Elemanor of Part Part Part Part Part Part Part Part	(1) ADDRESS 1340 GUNNISON AVE	NO OF BLOGS ON PARCEL				
DESCRIPTION OF WORK & INTENDED USE. Expansion of a TELEPHONE  "I TELEPHONE  "Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  "Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  "THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF "NO Plant's Company of the Company of Screening Required: YES NO Plant's No Plant's Company of the Company o	1) TELEPHONE 244-1542	BEFORE: AFTER: CONSTRUCTION				
** Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  **ZONE PT *** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *** NEW Planter  Landscaping / Screening Required: YES NO Planter  SETBACKS: Front from Property Line (PL) from center of ROW, whichever is greater  Side PL Rear from PL  Maximum Height Special Conditions:  Maximum coverage of lot by structures CENS.T. T.ZONE ANNX #  Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 Planning Clearance. All other 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 G.J. 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 Date Submitted and stamped by Wio No. Wio No	(2) APPLICANT Same AS ABOVE	USE OF ALL EXISTING BLDGS PARKS DEFT. Apm. OFFI				
SETBACKS: Front	(2) ADDRESS (1)	DESCRIPTION OF WORK & INTENDED USE: Expansion of				
SETBACKS: Front	(2) TELEPHONE	EXIST, BOOK (MAINT AINING FACADE) - OFFICE US				
SETBACKS: Front						
Special Conditions:  Side	ZONE PZ THIS SECTION TO BE COMPLETED BY	Landscaping / Screening Required: YES NO Planter				
Maximum Height	SETBACKS: Front from Property Line (PL) Parking Req'mt WA Replacement Affas					
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Department Approval  Additional water and/or sewer tap fee(s) are required: YES  Date 6-18-9-6  Date 6-18-9-6	ordinances, laws, regulations, or restrictions which apply t	o the project. I understand that failure to comply shall result in legal				
Additional water and/or sewer tap fee(s) are required: YES NO WONO. WA  Utility Accounting Wallui Date 6-18-9-5	Applicant's Signature	Date 5-28-96				
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	Additional water and/or sewer tap fee(s) are required:  Utility Accounting	NO / W/O NO. D/A				
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)	- VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(0-45-00000-415-0000				