Maximum Height				
TCPS  Phone # 571-5377    DRAINAGE FEE S  (303)    PLANNING CLEARANCE  (303)    DOB-0290-01-7(site plan review, multi-family development. Department  (303)    Stand Junction Community Development Department  ************************************		DAN Sollivan	Г	
TCPs  Phone # 571-5377  FILE #    (303)  PLANNING CLEARANCE  B    008-0290-01-7(site plan review. multi-family development, non-residential development)  Grand Junction Community Development Department    008-0290-01-7(site plan review. multi-family development, non-residential development)  Grand Junction Community Development Department    008-0290-01-7(site plan review. multi-family development, non-residential development)  Grand Junction Community Development Department    008-0290-01-7(site plan review. multi-family development, non-residential development)  Grand Junction    008-0290-01-7(site plan review. multi-family development, non-residential development)  Grand Junction    008-0290-01-7(site plan review. multi-family development, non-residential development)  Grand Junction    008-0290-01-7(site plan review. multi-family development)  Site of the state of the	FEE\$ 5,00	Project Manager 6.1	I,P BLDG PE	RMIT NO. 58236
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2008-0290-01-7(site plan review, multi-family development, non-residential development)  Grand Junction Community Development Department    2018 ADDRESS  200 mgin 51. (mail 12k), TAX SCHEDULE NO  N/A  29.45 - 144 - 16 - 144 - 16 - 144 - 16 - 144 - 16 - 144 - 16 - 144 - 16 - 144 - 164 - 144 - 164 - 144 - 164 - 144	DRAINAGE FEE \$	(303)		
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ITELEPHONE 8:11 R.e dell(303) 89 6- BEFORE: AFTER: CONSTRUCTION    IP TELEPHONE 9:11 R.e dell(303) 89 6- BAPPLICANT Ge raid H. PhippS 5739 USE OF ALL EXISTING BLDGS OF C.ce    IP ADDRESS 1530 W. 13th Ave. Derver, (0 DESCRIPTION OF WORK & INTENDED USE: Boilding 300 TELEPHONE 571 5377 PTELEPHONE 571 5377 ITELEPHONE 571 5377 ITELEPHONE 571 5377 ITELEPHONE 17 5377 ITELEPHONE 571 5377 ITELEPHONE 17 5377 ITELEPHONE 571 5377 ITELEPHONE 5737 ITELEPHONE 571 5377 ITELEPHONE 5737 ITELEPHONE 5739 ITELEPHONE 57373 ITELEPHONE 5739 ITELEPHONE 573	(1) ADDRESS <u>800 Main St.</u>	Grand Jet.		
PADRESS 15 30 W. 13th Ave. Denser (O DESCRIPTION OF WORK & INTENDED USE: Boilding    B TELEPHONE  571 - 5371    Solony  an Tateriar wall    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    I submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development Department Director from Property for for Issuance of a Certificate of Occupancy. Any Landsca	() TELEPHONE Bill Riedell	(303)896- BEFORE:	GS ON PARCEL S 4	ne CONSTRUCTION
Image: 13.9  571 - 5371  8°20 · y  an Interior wall it addition of 1477 rated    Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  Image: 14 addition of 1477 rated    CONE  B*** This SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **  Image: 14 addition of 1477 rated    CONE  B***  Figs SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **  Image: 14 addition of 1477 rated    CONE  B***  Figs SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **  Image: 14 addition of 1477 rated    CONE  B***  Image: 14 addition of 1477 rated  Image: 14 addition of 1477 rated    SCIE  Forn  from Property Line (PL)  Parking Req.  Image: 14 addition of 1477 rated    SCIE  from PL  Rear  from PL  Parking Req.  Image: 14 addition of 1477 rated    Additionation cannot be completed in group of the structures  from PL  No  Image: 17 addition of 1477 rated    Additionation this Planning Clearance must be application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy. Any landscaping required by this permited in the sublic right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required is the information is correct; I agree to comply with any and all codes ordinances, laws, regula	2) APPLICANT Gerald H. PL	ST39 USE OF ALL	EXISTING BLDGS <u>C</u>	ffice
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    CONE  B***    CONE  B***    CONE  B***    CONE  B***    Cone  B***    Cone  B***    SETBACKS: Front  from Property Line (PL)    or  from center of ROW, whichever is greater    Side  from PR    Rear  from PL    Aaximum coverage of lot by structures  Sectal Conditions:    CENS.T.  CENS.T.    Addifications 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. Any landscaping required by this permishall be maintained in an acceptable and heathy condition.    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.    hereby acknowledge that I have read this application and the information is correct; I agree to comply what any and all codes ordinances, laws, regulations, or restrictions which apply to the project. Lunderstand that failure to comply shall result in legal duction, which may include but not necessarily be limited to non-use of the building(s).    <	2) ADDRESS 1530 W. 13th A	we. Demer (O DESCRIPTIC	N OF WORK & INTEN	DED USE: Boilding
CONE  B - 3  Landscaping / Screening Required: YES  NO    SETBACKS: Front from Property Line (PL)  Parking Regimt  Special Conditions:	(30) TELEPHONE 571 - 5377	gozoy gn Inter	is cwall it addi	tion of 1 4X7 rated
CONE  B - 3  Landscaping / Screening Required: YES  NO    SETBACKS: Front from Property Line (PL)  Parking Regimt  Special Conditions:	Submittal requirements are outlined	in the SSID (Submittal Standard	s for Improvements and	l Development) document.
SETBACKS: Frontfrom Property Line (PL)  Parking Reqimt    orfrom center of ROW, whichever is greater  Special Conditions:from PL    Sidefrom Pt  Rearfrom PL    Maximum Coverage of lot by structures  Special Conditions:		BE COMPLETED BY COMMUNITY DE	ELOPMENT DEPARTMEN	T STAFF 📾
or from center of ROW, whichever is greater    Side from PL  Rear from PL    Aaximum coverage of lot by structures	20NE	Landscar	ing / Screening Requir	ed: YES NO
Sidefrom PL Rearfrom PL	SETBACKS: Front from	Property Line (PL) Parking F	leq'mt	w
Maximum Height		Special C	onditions: <u>Inte</u>	iv remodel
Maximum coverage of lot by structures	Side from PL Rear	from PL	hance in	ILSP.
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director    Ine 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 improvement    n the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvement    nust be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this perm    shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an inhealthy 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.    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 Signaturk  Image: Maccell Macell Maccell Maccell Macell Maccell Maccell Maccell Maccell Maccell	Maximum Height		2	//
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 improvement 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 perm shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an inhealthy 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. 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 lega action, which may include but not necessarily be limited to non-use of the building(s). Applicant's Signaturk in the required: YES NO W/O No				
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.    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  Image: Clearance in the information is correct; I agree 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  Image: Clearance in the information is correct; I agree 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  Image: Clearance in the information is correct; I agree 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  Image: Clearance in the information is correct; I agree 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  Image: Clearance in the information is correct; I agree in the	The structure authorized by this applica of Occupancy has been issued by the in the public right-of-way must be guara must be completed or guaranteed prio	ation cannot be occupied until a f Building Department (Section 30 Inteed prior to issuance of a Planr r to issuance of a Certificate of 0	nal inspection has been 7, Uniform Building Co ing Clearance. All othe Occupancy. Any landso	n completed and a Certificate de). Required improvements r required site improvements aping required by this permit
ordinances, laws, regulations, or restrictions which apply to the project. 1 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).  Date  Avg. 13 / 996    Applicant's Signatur  Image: Avg. 13 / 996  Date  Avg. 13 / 996    Department Approval  Image: Avg. 13 / 996  Date  8 - 13 - 96    Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No.    Jtility Accounting  Image: Avg. 13 / 966  Date  8 - 03 - 96				
Department Approval Marin Public Call of Date 8-13-96 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Jtility Accounting Address Date 8-13-96	ordinances, laws, regulations, or restric	tions which apply to the project. 1	understand that failure	
Additional water and/or sewer tap fee(s) are required: YES NO W/O No    Jtility Accounting	Applicant's Signatur	echl fr	Date H.	5. 13, 1996.
Jtility AccountingDateDate	Department Approval	1. Pabideaux	Date	7-13-96
	Additional water and/or sewer tap fee(	s) are required: YES		O No
ALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	Utility Accounting	will	Date C	<u>i-13-96</u>
	VALID FOR SIX MONTHS FROM DA	TE OF ISSUANCE (Section 9-3-2	C Grand Junction Zon	ng & Development Code)