PS       FILE # JPR - 16 - 183         FRAINAGE FEE S       PLANNING CLEARANCE         (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department 2859 Nor+tr.Aye         BI JG ADDRESS Lot's [0 #/] Bill-1       TAX SCHEDULE NO. 2943 - 187 - 05 - 007, 008         Emost T.       Status of the second to be completed by APPLICANT*         BI JG ADDRESS Lot's [0 #/] Bill-1       TAX SCHEDULE NO. 2943 - 187 - 05 - 007, 008         Status of the second to be completed by APPLICANT*       Status of the second to be completed by APPLICANT*         BI JG ADDRESS Lot's [0 #/] Bill-1       TAX SCHEDULE NO. 2943 - 187 - 05 - 007, 008         Status of the second to be completed by APPLICANT*       Status of the second to be completed by APPLICANT*         BI JG ADDRESS       Lot       SQ. FT. OF PROPOSED BLDG(S)/ADDITION         "' UDDRESS       NO. OF DWELLING UNITS       BEFORE:       CONSTRUCTION         "ODRESS       NO. OF BLDGS ON PARCEL       BEFORE:       CONSTRUCTION         "' UDDRESS       NO. OF BLDGS ON PARCEL       BEFORE:       CONSTRUCTION         "ODRESS       NO. OF BLDGS ON PARCEL       BEFORE:       CONSTRUCTION         "' UDDRESS       NO. OF BLDGS ON PARCEL       BEFORE:       CONSTRUCTION         "' UDDRESS       NO. OF BLDGS ON PARCEL       BEFORE:       CONSTRUCTION<
PLANNING CLEARANCE         (site plan review, multi-family development, non-residential development)         STARD JUNCTION COMMUNITY Development Department         389 MortH-Ave         This section to be completed by Applicant **         BI DG ADDRESS Lots 10 s/l // B/l/1         TAX SCHEDULE NO2943 - /8/ - 05 - 007, 008         SI BONVISION
(site plan review, multi-family development, non-residential development) <i>Bi</i> 36 ADDRESS Lots 10 &1/ B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 Ernest T. 50 &1/ B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B // B/H / TAX SCHEDULE NO. 2943 - /8/ - 05 - 007, 008 SI BDIVISION 56 / 0 & // B // B/H / D // B // B // B // B //
Grand Junction Community Development Department         2889 North Awe         THIS SECTION TO BE COMPLETED BY APPLICANT **         BI DG ADDRESS Lots 10 #11 B11/1         TAX SCHEDULE NO2943 -181 - 05 - 007, 008         SI BDIVISION Spars         SI BDIVISION Spars         SI BDIVISION Spars         SQ. FT. OF PROPOSED BLDG(S)/ADDITION
BL DG ADDRESS Lots 10 #/1 B/H 1       TAX SCHEDULE NO
SI BDIVISION       Spain       Sub       SQ. FT. OF PROPOSED BLDG(S)/ADDITION         FI ING       BLK       LOT       SQ. FT. OF EXISTING BLDG(S)         (1)       NO. OF DWELLING UNITS         BEFORE:
Image: Section to be play       NO. OF DWELLING UNITS         BEFORE:
Image: Construction of the second structure at
Image: No. OF BLDGS ON PARCEL         Image: BEFORE:
Image: Construction in the second
<sup>(2)</sup> ADDRESS <u>405</u> <u>Ridges Blvd</u> , <u>Suite 1</u> <u>DESCRIPTION OF WORK &amp; INTENDED USE</u> : <u>Parhing 104</u> <sup>(2)</sup> <u>FELEPHONE</u> <u>Q43-8300</u> <u>4</u> <u>ubmittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document</u> <u>NE</u> <u>C-1</u> <u>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF =</u> Landscaping / Screening Required: YES <u>X</u> NO <u>5F TBACKS</u> : Front <u>from Property Line (PL)</u> or <u>40</u> from center of ROW, whichever is greater <u>SI: e</u> <u>0</u> from PL Rear <u>0</u> from PL <u>ANNX #</u> <u>M: ximum coverage of lot by structures</u> <u>CENS.T. <u>7</u> <u>T.ZONE 99</u> <u>ANNX #</u> <u>M: difications to this Planning Clearance must be approved, in writing, by the Community Development Department Director.</u> <u>TI 3 structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Docupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements</u></u>
ELEPHONEQ43-8300 <u>Ubmittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</u> NE ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** Landscaping / Screening Required: YES × NO St TBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater Stre from PL Rear from PL M: ximum Height from PL M: ximum coverage of lot by structures CENS.T T.ZONE <u>99</u> ANNX # M: difications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. TI is structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Dccupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements
ELEPHONEQ43-8300 <u>Ubmittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</u> NE ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** Landscaping / Screening Required: YES × NO St TBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater Stre from PL Rear from PL M: ximum Height from PL M: ximum coverage of lot by structures CENS.T T.ZONE <u>99</u> ANNX # M: difications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. TI is structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Dccupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements
NE       C-       THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF THE Landscaping / Screening Required: YES X NO         SF TBACKS: Front       from Property Line (PL)       Parking Req'mt       per approvecí plans         or       40       from center of ROW, whichever is greater       Parking Req'mt       per approvecí plans         Si re       0       from PL       Rear       0       from PL         Maximum Height       40       CENS.T.       7.ZONE       99 ANNX #         Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director.       TI a structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Dccupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements
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or <u>40</u> from center of ROW, whichever is greater         Sine
Siefrom PL Rearfrom PL Maximum Height40 Maximum coverage of lot by structures CENS.TT.ZONE <u>99</u> ANNX # Maximum coverage of lot by structures CENS.TT.ZONE <u>99</u> ANNX # Maximum coverage of lot by structures CENS.TT.ZONE <u>99</u> ANNX # Maximum coverage of lot by this application cannot be occupied until a final inspection has been completed and a Certificate of Decupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements
Sine
Maximum coverage of lot by structures CENS.T T.ZONE <u>49</u> 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
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of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required 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 unnealthy 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 Cearance. One stamped set must be available on the job site at all times.
Energy acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes,
or inances, 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 pecessarily be limited to non-use of the building(s).
A plicant's Signature
partment Approval 4/4/27/96 N/2
A ditional water and/or sewer tap fee(s) are required: YES NO W/O No W/O No.
U lity Accounting ( State Volume Date 1279 Counter Code)
( <i>Chite: Planning</i> ) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)