	Planning \$ /0.00	Drainage \$			BLDG PER	VIT NO. LEZLESC		
	TCP \$	School Impact \$				<u> PR-1997-ISE</u>		
2	<i>.</i>		IG CLEAF					
Ŷ	(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department							
	2451							
	BLDG ADDRESS Hwy	6750 @ 24/2 Rd	TAX SCHEDU	JLE NO	2945.0	091-00-104		
	SUBDIVISION							
	FILING BLK	LOT	SQ. FT. OF E	EXISTING	BLDG(S)	,		
	(1) OWNER <u>Circuit O.L. Stunes</u> , <u>Tac.</u> (1) ADDRESS <u>9950 Mayland D. Richmund</u> , VI 23233 (1) TELEPHONE <u>804-527-4000</u> (2) APPLICANT <u>Colorado Structures</u> , <u>Tinc</u> .		NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION USE OF ALL EXISTING BLDGS					
	(2) ADDRESS 4720 Forge Rd. Suik 106 ( blomdo Spary Co 20807		DESCRIPTION OF WORK & INTENDED USE:					
	<sup>(2)</sup> TELEPHONE		Demolition of existing buildings only					
	✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.							
			,					
~		<u> </u>	Landscaping	/ Screenin	g Required: Y	/ES NO		
	SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater		Parking Requ	mt		e a dana		
			Special Conditions:					
	Side from PL	Rearfrom PL	•		$\geq$			
	Maximum Height		Cenusus Trad	nt -	Traffic Zone	ARIX #		
	Maximum coverage of lot b		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 Certificat 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 improvement must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this per shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in unhealthy condition is required by the G.J. Zoning and Development Code.					
	Modifications to this Plannir The structure authorized by of Occupancy has been iss in the public right-of-way me must be completed or guar shall be maintained in an ac unhealthy condition is requ	g Clearance must be approv this application cannot be or sued by the Building Departn ust be guaranteed prior to issu- ranteed prior to issuance of a cceptable and healthy condition ired by the G.J. Zoning and	ccupied until a f nent (Section 30 uance of a Plan a Certificate of 0 on. The replace Development C	inal inspec 07, Uniform ning Cleara Occupancy ment of an ode.	tion has been n Building Cod ance. All other y Any landsca y vegetation n	completed and a Certifie). Required improvem required site improvem aping required by this per naterials that die or are i		
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