PLANNING CLEARANCE Interview, multi-family development, non-residential development; Grand Junction Community Development Department Interview, multi-family development, non-residential development; Standard Junction Community Development Department Interview, multi-family development, non-residential development; Standard Junction Interview, multi-family development, non-residential development; Standard Junction Interview, multi-family development, non-residential development; Standard Junction	nning \$ fund will Drainage \$	BLDG PERMIT NO. 60783
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Grand Junction Community Development Department Image: Construction to be completed or APPLOANT ** ************************************		
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SILDG ADDRESS 2512 W. Independent TAX SCHEDULE NO. 2945-103-00-157 SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION "SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION "OWNER R.M.F.S., L.L.C. NO. OF DWELLING BLDG(S) 14,300 "OWNER R.M.F.S., L.L.C. NO. OF DWELLING UNITS "DEFORE:		
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BEFORE: AFTER: CONSTRUCT ************************************	GBLKLOT '	SQ. FT. OF EXISTING BLDG(S) 14,300
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A Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) docum Y THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF * ZONE	DRESS 532 E. Valley Drive	
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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF = Landscaping / Screening Required: YESNO	bmittal requirements are outlined in the SSID (Sub	mittal Standards for Improvements and Development) document.
from center of ROW, which ever is greater Sidefrom Fufrom Fufrom PL Maximum Heightfrom Fufrom PL Maximum coverage of lot by structuresfrom PL Maximum coverage of lot by structures for occupancy has been completed and a Cert from the public right-of-way must be guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or ar 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 Pl Clearance. One stamped set must be available on the job site at all times. Applicant's Signature		Landscaping / Screening Required: YES NO $\underline{\chi}$
Side from P from PLMetar from PLMaximum HeightMaximum coverage of lot by structures Cenusus Tract Traffic Zone _/ Annx #Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Did to the structure authorized by this application cannot be occupied until a final inspection has been completed and a Cere of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improve in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improve must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or ar 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 Pl 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 ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result i faction, which may include but not necessarily be limited to mon-use of the building(s). Applicant's Signature Date	ACKS: Front from Property Line (PL) or from center of ROW, whichever is greater	
Maximum coverage of lot by structures Cenusus Tract Traffic Zone Annx #	from FL from PL	Special Conditions:
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Department Approval <u>A affurn M. Pont m</u> Date <u>0/27/97</u> Additional water and/or sewer tap fee(s) are required: YES NO NO NO tool and the time - required to tool and	ances, laws, regulations, or restrictions which apply	to the project. I understand that failure to comply shall result in lega
Additional water and/or sewer tap fee(s) are required: YES NO W/O No NO W/O No W/O No W/O No W/O No W/O No NO W/O No W/O No W/O No W/O No W/O No NO W/O No NO W/O No W/O No W/O No W/O No W/O No NO W/O No W/O No W/O No NO W/O No NO W/O No W/O No	cant's Signature	Date 5/21/97
10 Septie at this time - required to trove on if		ntm Date6/27/97
	DO Septie	at this time - required to took on if it to
ALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Co		Date <u>6-27-9</u> E (Section 9-3-2C Grand Junction Zoning & Development Code)

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