TCP \$       School Impact 3       FILE #         PLANNING CLEARANCE         6 - 0 700 -01 - 9       (site plan review, multi-family development, non-residential development)         Grand Junction Community Development Department         BLDG ADDRESS 449       Main         THIS SECTION TO BE COMPLETED BY MALLANT**         BLDG ADDRESS 449       Main         SUBDIVISION       SQ. FT. OF PROPOSED BLDG(S)/ADDITION         FILING       BLK         LOG       SQ. FT. OF PROPOSED BLDG(S)/ADDITION         FILING       BLK         UOWNER       LOT         SQ. FT. OF PROPOSED BLDG(S)/ADDITION         FILING       BLK         CONTRESS       SQ. FT. OF EXISTING BLDG(S)	Planning \$ 5,00	Drainage \$		BLDG PERMIT NO. 61013
6 - 0 700-01-9       (site plan review, multi-family development, Department)         6 - 0 700-01-9       (site plan review, multi-family development, Department)         7 ************************************	TCP \$			
BLDG ADDRESS       449       Main       TAX SCHEDULE NO. 2945-/43-21-0/l         SUBDIVISION       S0. FT. OF PROPOSED BLDG(S)/ADDITION         FILING       BLK       LOT       S0. FT. OF PROPOSED BLDG(S)/ADDITION         FILING       BLK       LOT       S0. FT. OF EXISTING BLDG(S)       0.00000000000000000000000000000000000	6-0700-01-9 <sup>(site</sup> )	olan review, multi-family ( Grand Junction Comr	development, non-r <u>munity Developr</u>	esidential development) <u>ment Department</u>
FILING       BLK       LOT       SQ. FT. OF EXISTING BLDG(S)       Gao 944.         (*) OWNER       Soc. 1 Soc. 3 cd       NO. OF DWELLING UNITS BEFORE:       AFTER:       CONSTRUCTI         (*) ADDRESS       Soc. 1 Soc. 3 cd       NO. OF BLDGS ON PARCEL BEFORE:       AFTER:       CONSTRUCTI         (*) ADDRESS       Soc. 1 Soc. 3 cd       NO. OF BLDGS ON PARCEL BEFORE:       AFTER:       CONSTRUCTI         (*) ADDRESS       SOC. 1 Soc. 3 cd       DESCRIPTION OF WORK & INTENDED USE:       Soc. 4 cd       Soc. 4 cd         (*) ADDRESS       SOC. 1 Soc. 3 cd       DESCRIPTION OF WORK & INTENDED USE:       Soc. 4 cd       Soc. 4 cd         (*) ADDRESS       SOC. 1 Soc. 4 cd       DESCRIPTION OF WORK & INTENDED USE:       NO       Soc. 4 cd         (*) TELEPHONE       Soc. 4 cd       Soc. 4 cd       Soc. 4 cd       Soc. 4 cd         (*) TELEPHONE       Soc. 4 cd       Soc. 4 cd       Soc. 4 cd       Soc. 4 cd         (*) TELEPHONE       Soc. 4 cd       Soc. 4 cd       Soc. 4 cd       Soc. 4 cd         (*) Soc. 4 cd         (*) Soc. 4 cd       Soc.	BLDG ADDRESS <u>449</u>	Main		
I** OWNER       NO. OF DWELLING UNITS         BEFORE:      AFTER:CONSTRUCTI         I** ADDRESS			SQ. FT. OF PROI	POSED BLDG(S)/ADDITION
Image: Construction of the construc			SQ. FT. OF EXIS	TING BLDG(S) b,000 sgft.
(1) ADDRESS	(1) OWNER	Raso		
(2) APPLICANT       Garrant USE OF ALL EXISTING BLDGS       Lettal         (2) ADDRESS       ST19       JA       DescRIPTION OF WORK & INTENDED USE:         (2) TELEPHONE       SAL-9020       Interport tenant       Musth         (2) TELEPHONE       SAL-9020       Interport       Tenascant       Musth         (2) CNE       B-3       "THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF       Landscaping / Screening Required: YES       NO         SETBACKS: Front       from Property Line (PL) or       Parking Req'mt       Special Conditions: Demal (#fion       Special Conditions: Dem			NO. OF BLDGS (	DN PARCEL
(2) ADDRESS       STA       STA       Sta         (2) TELEPHONE       State of tensor       State of tensor         (2) TELEPHONE       State of tensor       State of tensor         (2) Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document         (2) Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document         (2) NE       B-3         (2) NE       B-3         (2) NE       From Property Line (PL) or from enter of ROM-whichever is greater         Side       Itom PL         Nomple       Rear         (2) Maximum coverage of lot by structures       Census Tract         Maximum coverage of lot by structures       Census Tract         The structure authorized by this application cannot be occupied until a final inspection has been completed on a caranteed prior to issuance of a Planning Clearance. All other required by this epishel 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 GJ. Joing and Development Code.         Four (4) sets of final cons, or restrictions which apply to the project. I understand that failure to comply shall result in leastor, which may incharging must be completed or guaranteed prior to issuance of a Planning Clearance. All other required by the Planne of a Certificate of Occupancy. Any landscaping required by the Planne of a Certificate of Occupancy. Any landscaping required by the ple		ott vialker		
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document     "THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF =     Landscaping / Screening Required: YES NO     SETBACKS: Frontfrom Property Line (PL) or from center of ROW-whichever is greater     Sidefrom PL Rearfrom PLSpecial Conditions:Demal.fif.ion     Special Conditions:	_	0		
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document     "THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF =     Landscaping / Screening Required: YES NO     SETBACKS: Frontfrom Property Line (PL) or     from center of ROW-Winichever is greater     Sidefrom PL Rearfrom PL     Maximum coverage of lot by structures Cenusus TractTraffic ZoneAnnx # Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Direct     The structure authorized 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 improveme     must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this application cannot be oscupied until a final inspection materials that die or are in     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 Plann     Clearance. News, regulations, or restrictions which apply to the project. I understand that failure to comply with any and all coor     ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in le     action, which may include but not necessarily be limited to non-use of the building(s).     Applicant's Signature Date	(2) TELEPHONE	9020	Inte	rior tenant Einish
ZONE       B-3       THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **         ZONE       B-3       Landscaping / Screening Required: YES       NO         SETBACKS: Front       from Property Line (PL) or parking Req'mt       Special Conditions: Demol/a-frian       NO         Side       thom PL       Rear       from PL       Special Conditions: Demol/a-frian       Special Conditions: Demol/a-frian         Maximum coverage of lot by structures       Cenusus Tract       Traffic Zone       42       Annx #         Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Direct       The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certific of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improveme in the public right-of-way must be guaranteed prior to issuance of a Ceruficate of Occupancy. Any landscaping required by this peishall 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.         Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Plann 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 coc ordinances, laws, regulations, or restrictions which apply to the project. Lunderstand that failure to comply shall result in			hmittal Standards for	(Improvements and Development) decument
ZONE       D-3       Landscaping / Screening Required: YES       NO         SETBACKS: Front       from Property Line (PL) or from center of ROW whichever is greater       Parking Req'mt				
from center of ROW-whichever is greater       Special Conditions:       Demoliption         Side       from PL       Rear       from PL         Maximum Height	ZONE <u><u>B-3</u></u>			
Side      from PL       Rear      from PL         Maximum Height			Parking Req'mt	
Maximum Height			Special Condition	s: Demolation
Maximum coverage of lot by structures       Cenusus Tract       Traffic Zone       442       Annx #         Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Direct         The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certific         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 perishall 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.         Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Plant         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 coc         ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in leaction, which may include but not necessarily be limited to non-use of the building(s).         Applicant's Signature       Date       6-30-97         Utility Accounting       Date       6-30-97		Rear from PL	permit	ONLY
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Direct         The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certific         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         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.         Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planne 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 coordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in leaction, which may include but not necessarily be limited to non-use of the building(s).         Applicant's Signature       Date       30-97         Additional water and/or sewer tap fee(s) are required: YES       NO       W/O No.         Utility Accounting       Date       6-30-97         VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		y structures	Cenusus Tract	Traffic Zone 43 Annx #
Applicant's Signature       Date       6-30-91         Department Approval       Marcia Rabideaup       Date       6-30-91         Additional water and/or sewer tap fee(s) are required:       YES       NO       W/O No.         Utility Accounting       Date       6-30-97         VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	of Occupancy has been iss in the public right-of-way mu must be completed or guara shall be maintained in an ac unhealthy condition is requi Four (4) sets of final constru Clearance. One stamped s I hereby acknowledge that I ordinances, laws, regulation	ued by the Building Depart st be guaranteed prior to iss anteed prior to issuance of ceptable and healthy condit red by the G.J. Zoning and ction drawings must be sub set must be available on the have read this application a s, or restrictions which apply	ment (Section 307, U suance of a Planning a Certificate of Occu ion. The replacement Development Code. mitted and stamped by bo site at all times. Ind the information is by to the project. I und	Iniform Building Code). Required improveme Clearance. All other required site improveme pancy. Any landscaping required by this per t of any vegetation materials that die or are in by City Engineering prior to issuing the Plann correct; I agree to comply with any and all cod erstand that failure to comply shall result in le
Department Approval       Marcia Ratidenup       Date       6-30-97         Additional water and/or sewer tap fee(s) are required:       YES       NO       W/O No.         Utility Accounting       Output       Date       6-30-97         VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		but not necessarily be limite	u to non-use of the b	2 07
Additional water and/or sewer tap fee(s) are required:       YES NO W/O No         Utility Accounting Date Date Date V/O NO       Date Date Date         VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		Ani Pit	~	
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	0	lind ind	/ ICO NC	1 30 07
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)		FROM DATE OF ISSUANCE	CE (Section 9-3-2C C	
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