Planning \$ 500	Drainage \$	BLDG PERMIT NO. 61608
TCP\$	School Impact \$	FILE#

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

<u>Grand Junction Community Development Department</u>

SUBDIVISION OF COLORS AND STATE OF PROPOSED BLDG(S)/ADDITION SOLUTION SQ. FT. OF PROPOSED BLDG(S)/ADDITION SQ. FT. OF EXISTING BLDG(S)  **NO. OF DWELLING UNITS  **BEFORE:** AFTER:** CONSTRUCTION  **NO. OF DWELLING UNITS  **BEFORE:** AFTER:** CONSTRUCTION  **NO. OF BLDGS ON PARCEL  **BEFORE:** AFTER:** CONSTRUCTION  **NO. OF BLDGS ON PARCEL  **BEFORE:** AFTER:** CONSTRUCTION  **NO. OF BLDGS SAAP & OF LIVES  **APPLICANT SAAP SAAP SAAP SAAP SAAP SAAP SAAP SAA	** THIS SECTION TO BE COMPLETED BY APPLICANT **		
FILING BILK LOT SQ. FT. OF EXISTING BLDG(S)  WA  OWNER B. F. I  NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  USE OF ALL EXISTING BLDGS Shape in Affects  OF ADDRESS 72.3 // by r/s Ar  DESCRIPTION OF WORK & INTENDED USE: ONE OF A CONSTRUCTION  OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  USE OF ALL EXISTING BLDGS Shape in Affects  OF ALL EXISTING BLDGS Shape in Affects  OF ACCUMANT ACCUMANT OF A CONSTRUCTION  DESCRIPTION OF WORK & INTENDED USE: ONE OF A CONSTRUCTION  DESCRIPTION OF WORK & INTENDED USE: ONE OF A CONSTRUCTION  DESCRIPTION OF WORK & INTENDED USE: ONE OF A CONSTRUCTION  OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  DESCRIPTION OF WORK & INTENDED USE: ONE OF ACCUMANT OF A CONSTRUCTION  OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER:	BLDG ADDRESS 1727 Winters Ave	TAX SCHEDULE NO. 2945-242-15-00[	
**OWNER B.F. I NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION  **OADDRESS 1727 WILKING QUE**  **NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  **OAPPLICANT Brad Wilking**  **APPLICANT Brad Wilking**  **ADDRESS 723 //brrds dr DESCRIPTION OF WORK & INTENDED USE: ONE NEW Array  **OTELEPHONE 434-627 Structure 20130 ender into a superards drives of the provided in the SSID (Submittal Standards for Improvements and Development) document.  **ZONE	SUBDIVISION Colorado Nest Dev. Park	, /	
### APDRESS 1727 Wilhers ave  NO. OF BLDGS ON PARCEL BEFORE:	FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)	
NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  USE OF ALL EXISTING BLDGS Shap & Confidence  (a) APPLICANT Brad Wilking  (b) TELEPHONE 4346677  Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  ZONE Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  ZONE Landscaping / Screening Required: YES NO  SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater  Side from PL Reet from PL  Maximum Height  Maximum Beight  Maximum Development been issued 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 in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required simprovements in the public right-of-dray must be 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 unhealthy condition is required by the S.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.  Prove (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.  Prove (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.  Prove (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 a	,	NO. OF DWELLING UNITS  BEFORE: AFTER: CONSTRUCTION	
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DESCRIPTION OF WORK & INTENDED USE:  ONE Setucture 20130 reads in Secured affects  Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  ZONE Landscaping / Screening Required: YES NO  SETBACKS: Front from Property Line (PL) or Parking Req'mt from center of ROW, whichever is greater  Side from PL Beer from PL  Maximum Height Special Conditions: Intervior Required and a Certificate 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 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 permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.  Pour (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.  I hereby acknowledge that I have read this application and the information is correct, I agree to comply which 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 by not necessarily be limited to non-use of the building(s).  Applicant's Signature Date SHL 97  Department Approval Date SHL 97  Department Approval Date SHL 97  Department Approval Date SHL 97  Dital Maximum Landard Standards Signature Date SHL 97  Dital Maximum Landard Standards Signature Date SHL 97  Dital Maximum Landard Standards Signature SHL 97  Dital Maximum Landards Signature SHL 97  Dit		BEFORE: AFTER: CONSTRUCTION	
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Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.    ZONE	(2) ADDRESS 723 1/6 erta dr	DESCRIPTION OF WORK & INTENDED USE: ONE NEW	
ZONE	(2) TELEPHONE 434-6677		
SETBACKS: Frontfrom Property Line (PL) orfrom center of ROW, whichever is greater Special Conditions:			
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Sidefrom PLfrom PL	ZONE	Landscaping / Screening Required: YES NO	
Special Conditions:			
Maximum Height  Maximum coverage of lot by structures  Cenusus Tract  Traffic Zone  H 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 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 permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an 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 Planning 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 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  Date  H O No Date  H		Special Conditions: Interior Kemodel	
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Applicant's Signature  Department Approval  Additional water and/or sewer tap fee(s) are required: YES  Date  Date  WO No. 2007-3 3 70-07-6  Date  One of the building(s).  Date  Striff 97  Date  Date  Striff 97  Date  Date  MO No. 2007-3 3 70-07-6  Date  Date  Date  Date  One of the building(s).			
Applicant's Signature  Department Approval  Additional water and/or sewer tap fee(s) are required: YES  Date 5/4/97  Date 5/4/97  WO No. 100/- 3 3 70 - 07 - 6  Utility Accounting  Date 8 - ( Y - 9 )			
Department Approval  Additional water and/or sewer tap fee(s) are required: YES NO WO No 2001-3370-07-6  Utility Accounting Date 8 (Y-9)	action, which may include pur not necessarily be limited/to non-use of the building(s).		
Additional water and/or sewer tap fee(s) a required: YES NO WO No. 1001-3370-07-6  Utility Accounting Date 8 (Y-9)	Applicant's Signature facility with Date S/4/97		
Utility Accounting Salarmon Date 8-(4-4)			
	Additional water and/or sewer tap fee(s) are required: YES NO WO No. 1001-3 3 78-07-6		
	Utility Accounting Section Date 8-14-97		

(Pink: Building Department)

(Goldenrod: Utility Accounting)

(White: Planning)

(Yellow: Customer)