TOP \$ School impact \$ FILE # PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) BLDG ADDRESS \$_DNSt +	Planning \$ 5	Drainage \$	<u>_</u>		BLDG PERMIT NO. 67991
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department BLDG ADDRESS <u>4D</u> N <u>1</u> <u>5</u> <u>7</u> <u>4</u>	TCP \$	School Impact \$	/		FILE #
BLDG ADDRESS Duty 1st + 4444 Jst TAX SCHEDULE NO. 2945 - 142 - 37 - 001/2 J. SUBDIVISION List of G.J. SO. FT. OF PROPOSED BLDG(S)/ADDITION Alfa FILING BLK Z Lot 153' of 280. FT. OF EXISTING BLDG(S) N/A ************************************	• •	an review, multi-fami	ly developm	ent, non-resider	ntial development)
FILING BLK 27 LOT 51:53: of 7:80. FT. OF EXISTING BLDG(S) N/A ""OWNER A: A. d/CLC 4:35:00 NO. OF DWELLING UNITS AFTER: CONSTRUCT "ADDRESS Eng. Luxcol, C. 5:0111 NO. OF BLDGS ON PARCEL AFTER: CONSTRUCT "ADDRESS Eng. Luxcol, C. 5:0111 NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCT "ADDRESS 144 14 RD Lord 5:011 BEFORE: AFTER: CONSTRUCT "ADDRESS 15:44 14 RD Lord 5:01 USE OF ALL EXISTING BLDGS How/2 & Busilies: "ADDRESS 15:44 14 RD Lord 5:01 DESCRIPTION OF WORK & INTENDED USE: Description "ADDRESS 15:44 14 RD Lord 5:01 Description of Work & INTENDED USE: Description "ADDRESS 15:44 14 RD Lord 5:01 Description of Work & INTENDED USE: Description "ADDRESS 15:44 14 RD Lord 5:01 Description of Work & INTENDED USE: Description "ADDRESS 5:8-0727 Landscaping / Screening Required: Stread 1:00:01 Descread 1:00:01:01:01:01:	BLDG ADDRESS 420 N			TED BY APPLICANT THE DULE NO.	2945-142-37-001/2/1
(1) OWNER R.t A. 1/L/L ABSOL. NO. OF DWELLING UNITS		7 1-4			
6480 E Crehard Rd, 31-3000 BEFORE:AFTER:CONSTRUCT (1) ADDRESS Engleward, Co 20011 NO. OF BLDGS ON PARCEL (1) TELEPHONE (30.3) TTO -5600 BEFORE:AFTER:CONSTRUCT (2) APPLICANT All/Allow Cox 5t USE OF ALL EXISTING BLDGS Home / 2 Bussiles: (3) ADDRESS <u>6.949</u> 14 RD Loma / 2 Bussiles: (3) ADDRESS <u>6.949</u> Loma / 2 Bussiles: (3) ADDRESS <u>6.9927</u> USE OF ALL EXISTING BLDGS Home / 2 Bussiles: (4) ADDRESS <u>6.9927</u> Justice requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document (2) TELEPHONE <u>858-0927</u> Landscaping / Screening Required: YES NO SETBACKS: Frontfrom Property Libe (P) or from center of ROW, whichever is greater Special Conditions: <u>D.C.W.R.f A1.0</u> Sidefrom PT Rearfrom PL Special Conditions: <u>D.C.W.R.f A1.0</u> Maximum coverage of lot by structures Cenusus Tract <u>3</u> Traffic Zone <u>35</u> Annx # Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Dire the structure authorized by this application cannot be occupied until a final inspection has been completed and a Certific on 307, Uniform Building Code). Required improvem in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. Any landscaping required by this polication cannot be occupied until a final inspection has been completed and a Certific actin the antipated by		LOT <u>E 18.33 (</u>	F		
In TelePhone (1923) 770-5600 NO. OF BLDGS ON PARCEL BEFORE: (2024, AFTER:	848DEOr		,2000	BEFORE:	ITSAFTER: CONSTRUCTIO
(a) ADDRESS	Ű		NO. OF		
(2) TELEPHONE 858-0927 / Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document ZONE D-3 * THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF * ZONE D-3 * THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF * ZONE D-3 SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater Side from PT Maximum Height Special Conditions: Maximum coverage of lot by structures Cenusus Tract Canusus Tract Traffic Zone Maximum coverage of lot by structures Cenusus Tract 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 inprovem must be sompleted or guaranteed prior to issuance of a Planning Clearance. All other required site improvem must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this period and the information is correct; I agree to comply with any and all co ordinances, laws, regulations, or respictions which apply the project. Understand that failure to comply shall result in traction, which may include but net receivers in the provement data that failure to comply shall result in a cation, which may include but net receversary be time to non-use of the building(s	(2) APPLICANT ANALON	WD Const	_ USE O	F ALL EXISTING	BLDGS Home/2 BUSILLESS
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document SetTBACKS: Front From Property Line (PC) or from Property Line (PC) or from center of ROW, whichever is greater Parking Req'mt Side from PT Rear from PL Maximum Height Special Conditions: D L W M L + AI M Maximum 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 Dire 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 improvem must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this pshall 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 Plan Clearance. One stamped set must be available on the job site at all times. Date 12-9-96 Applicant's Signature Applicant's Signature Date 12-9-96 35475-3757-3757-3757-3757-3757-3757-3757			16 DESCR	RIPTION OF WO	RK & INTENDED USE: Demo
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