Planning \$	Drainage \$
tions For -	School Impact \$ 202 —

(White: Planning)

(Yellow: Customer)

(Goldenrod: Utility Accounting)

**PLANNING CLEARANCE** 

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

Grand Junction Community Development Department

BLDG ADDRESS 2395 PREPAREDULE NO. 2945-0/4-89-00 SUBDIVISION PROPOSED BLDG(S)/ADDITION 244  SUBDIVISION PROPOSED BLDG(S)/ADDITION 244  FILING BLK LOT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 244  FILING BLK LOT SQ. FT. OF EXISTING BLDG(S)  OWNER COMPANIES NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION NO. OF BLOGS ON PARCEL BEFORE: AFTER: CONSTRUCTION NO. OF BLOGS ON PARCEL BEFORE: AFTER: CONSTRUCTION BEFORE: AFTER: CONSTRUCTION DESCRIPTION OF WORK & INTENDED USE:  ADDRESS 32621 2 Rd. SD. DESCRIPTION OF WORK & INTENDED USE:  TELEPHONE 245-9316 SUBDIVISION OF WORK & INTENDED USE:  TELEPHONE 245-9316 SUBDIVISION OF WORK & INTENDED USE:  THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  Landscaping / Screening Required: YES NO  SETBACKS: Front 20 from Property Line (PL) or from center of ROW, whichever is greater Side 51 from PL Rear 5 from PL  Maximum Height Maximum coverage of lot by structures  Special Conditions: Description of the Security 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 Cocke). 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 Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed and a certificate of Occupancy. Any landscaping required by the permit shall be maintainly condition is required by the 6.3. Zoning and Development Code.  Four (4) sets of final construction drawings must be available on the job site at all times.  In the public right-of-way must be available on the job site at all times.  In the public right-of-way must be available on the job site at all times.  In the public right-of-way must be avai	THIS SECTION TO	BE COMPLETED BY APPLICANT
FILING BLK LOT SQ. FT. OF EXISTING BLDG(S)  OWNER CLAST COMPANIES SMC NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION  ADDRESS 826 21 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION  APPLICANT LAST CONSTRUCTION  APPLICANT LAST CONSTRUCTION  APPLICANT LAST CONSTRUCTION  ADDRESS 326 21 1/2 Rd. Sy. DESCRIPTION OF WORK & INTENDED USE:  TELEPHONE 245 - 9316  SUBJECT CONSTRUCTION  THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF TO LANGUAGE AND LAST CONSTRUCTION  THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF TO LANGUAGE AND LAST CONSTRUCTION  SETBACKS: Front 20 from Property Line (PL) or from center of ROW, whichever is greater  Side 51 from PL Rear 5 from PL  Maximum Height  Maximum coverage of lot by structures  Census Tract 10 Traffic Zone 21 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 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 Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a 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, Lagree to comply with any and all codes, cordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply with any and all codes, cordinances, laws, regulations, or restrictions which apply to the proje	BLDG ADDRESS 2395 Phlasant Trail	TAX SCHEDULE NO. 2945-014-89-001
OWNER GLAST Companies, Sinc No. of DWELLING UNITS BEFORE:	SUBDIVISION Pheasant Frank Ct.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION/244
*** THIS SECTION TO BE COMPLETED BY COMMUNITY DEPLOYMENT SEPARTMENT STAFF**  ZONE	<i>'</i>	SQ. FT. OF EXISTING BLDG(S)
**THE SECTION TO BE COMPLETED BY COMMUNITY DEPENDMENT DEPARTMENT STAFF**    CONSTRUCTION   Consumer of the complete of property Line (PL) or from center of ROW, whichever is greater	(1) OWNER Just Companies, Inc	NO. OF DWELLING UNITS
### THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ### CONSTRUCTION	(1) ADDRESS 826 21 1/2 Rd,	
ADDRESS 3 & 21 \ 2 RU JJ DESCRIPTION OF WORK & INTENDED USE:    Second   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: Front 2 Of from Property Line (PL) or from center of ROW, whichever is greater   Side 5   from PL Rear 5   from PL	(1) TELEPHONE 970-245-9316	NO. OF BLDGS ON PARCEL  BEFORE: CONSTRUCTION
ZONE PR-8 Landscaping / Screening Required: YES NO Secret Row, whichever is greater Special Conditions: Special Conditions 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. Any landscaping required by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy. Any landscaping required by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy. Any landscaping required by this papilication cannot be occupied until a final inspection has been completed and 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.  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 Programment of the position of the position 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 Programment Date Programment P	(2) APPLICANT Just Companies, Inc	USE OF ALL EXISTING BLDGS
ZONE	(2) ADDRESS 826 21 /2 Rul. 2)	DESCRIPTION OF WORK & INTENDED USE:
ZONE	(2) TELEPHONE 245 - 9316	Single family detached
SETBACKS: Front 20' from Property Line (PL) or from center of ROW, whichever is greater  Side 51 from PL Rear 5' from PL  Maximum Height	✓ Submittal requirements are outlined in the SSID (Subr	mittal Standards for Improvements and Development) document.
SETBACKS: Front 20' from Property Line (PL) or from center of ROW, whichever is greater  Side 51 from PL Rear 5' from PL  Maximum Height  Maximum coverage of lot by structures  Cenusus Tract 10 Traffic Zone 21 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 17 / 98  Date 17 / 98  Date 17 / 98  Date 17 / 98		Y COMMUNITY DEVELOPMENT DEPARTMENT STAFF
from center of ROW, whichever is greater  Side from PL Rear from PL  Maximum Height Cenusus Tract Traffic Zone 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	zone $PR-8$	Landscaping / Screening Required: YES NO
Special Conditions:    Special Conditions:   Special Condition:   S		
Maximum Leight  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 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  Date  NO  W/O No. 1547  Utility Accounting  Date  Dat		Special Conditions: Qo pur mulding
Maximum coverage of lot by structures		Invelope
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Applicant's Signature Date S/7/98.  Department Approval Date S/24/98  Additional water and/or sewer tap fee(s) are required: YES NO Date S/25/98  Utility Accounting Date S/25/98		
Applicant's Signature Soully Bouland Date 8/7/98.  Department Approval Date 8-24-98  Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1/547  Utility Accounting Date 8/25/98		
Department Approval  Additional water and/or sewer tap fee(s) are required: YES  NO  Date  8-24-18  W/O No. 1/547  Utility Accounting  Date  8/25/98	action, which may include but not necessarily be limited	to non-use of the building(s).
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1/547  Utility Accounting Date 8/25/98	Applicant's Signature	wlaud Date 8/7/98.
Utility Accounting July Shafe Date 8/25/98	Department Approval	(XA) Date 8-24-98
	Additional water and/or sewer tap fee(s) are required:	YES NO W/O No//547
	Utility Arequiting	12 Date 8/25/98

(Pink: Building Department)