.de					
Planning \$ 10.00	Drainage \$		β	BLDG PERMIT NO. 72908	
TCP\$ -	School Impact \$ -	•		FILE#	
PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department THIS SECTION TO BE COMPLETED BY APPLICANT					
BUILDING ADDRESS /350 N. 20 th st			TAX SCHEDULE NO. 2945-124-12-006		
SUBDIVISION Arcadia VIllage			SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x24 = 576 & FT.		
FILING BLK 17 LOT OOL		<u>P</u> SQ. F	SQ. FT OF EXISTING BLDG(S)		
ADDRESS (350N 20 ST.		CC NO. C CC	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER 2 CONSTRUCTION		
			USE OF ALL EXISTING BLDGS <u>residenta</u>		
APPLICANT DANIEL & DWYER			DESCRIPTION OF WORK & INTENDED USE:		
ADDRESS SAME			GARACE		
TELEPHONE SIPINE Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.					
	FF THIS SECTION TO BE COMPLETE	ED BY COMMUNITY DE	VELOPMENT DEPARTM	IENT STAFF TO	
SETBACKS: FRONT: 10 from Property Line (PL) or 45 from center of ROW, whichever is greater SIDE: 3 from PL REAR: 3 from PL			LANDSCAPING/SCREENING REQUIRED: YESNO PARKING REQUIREMENT: SPECIAL CONDITIONS:		
MAXIMUM HEIGHT	ot by STRUCTURES 45	70 CENS	SUS TRACT 5	TRAFFIC ZONE 33 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 Grand Junction 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 Manuel . Surger				Date	
Department Approval Date Date					
Additional water and/or sewer	tap fee(s) are required:	YES	NO /	WORDINGE	
Utility Accounting Calle Vanarer Date 11-15-99					

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

1350 N. 20TH STREET

WESTERN COLORADO TITLE #99-10-043V

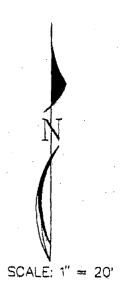
DWYER ACCOUNT

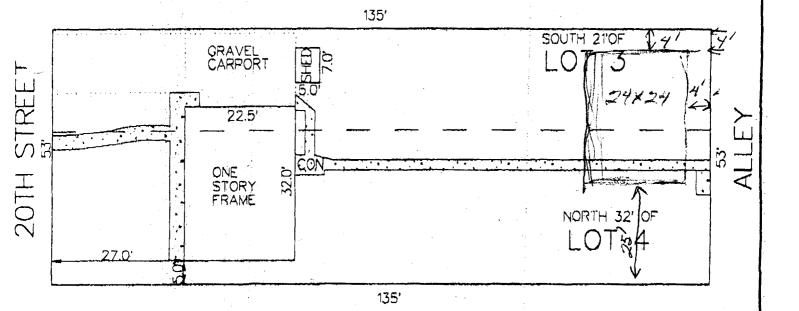
THE NORTH 32 FEET OF LOT 4 AND THE SOUTH
21 FEET OF LOT 3 IN BLOCK 4 OF ARCADIA

VILLAGE ACCORDING TO THE REFILING PLAT

THEREOF, MESA COUNTY, COLORADO.







NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS. 1350 N. 20th Street

TTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN,

THEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10/22/99 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS