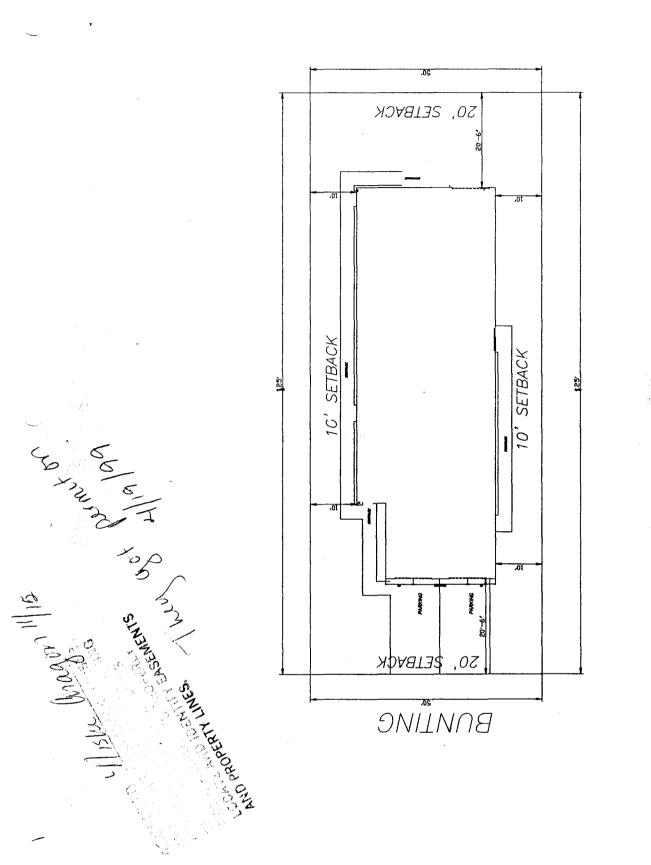
•	۰ ۰			
	Planning \$ Paid w/SPR	Drainage \$ 423,28		BLDG PERMIT NO. 69695
	TCP\$ 100.00	School Impact \$	¥	FILE # SPR - 1998 - 211
	PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department			
				79415-17-18-013
	BLDG ADDRESS 1240 BUNTING AVE			2945-123-18-013
	SUBDIVISION _ HUNDERSEN HEIGHTS		SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4234	
	FILING BLK LOT J4+25		SQ. FT. OF EXISTING BLDG(S) 630- TORN DOWN	
	(1) OWNER GR. JCT. UNITS LLC		NO. OF DWELLING UNITS BEFORE:AFTER: 3 CONSTRUCTION	
	(1) ADDRESS 3032 170 BUS, LOOP		NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION	
	⁽¹⁾ TELEPHONE			
	(2) APPLICANT GREAT NOW HOMES		USE OF ALL EXISTING	BLDGS SINGLE FAMILY HOME
	(2) ADDRESS 3032 I 70 BUS LOOP		DESCRIPTION OF WO	RK & INTENDED USE: TOAR Down
	⁽²⁾ TELEPHONE434 4616		HOUSE AND B	UILS A TRIPLEY
	✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.			
	ZONE RMF-64 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO NO NO			
×.,	SETBACKS: Front 20 Ft from Property Line (PL) or		Parking Regimt As per approved plan	
	$\frac{15 \text{ from center of ROW}}{20}$, whichever is greater		Special Conditions: <u>NO</u>	
	Side <u>10</u> from PL Re	ar <u>CO</u> from PL		
	Maximum Height <u>36 57</u> . Maximum coverage of lot by structures <u>60</u> 75		Cenusus Tract 6	Fraffic Zone_31 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 / MW W cm (AGOVT) Date 12-8-98			
	Department Approva			
- · ·	Additional water and/or sewer/tap fee(s) are required: YES NO W/O No / 2/23 -/ 2/25			
	Utility Accounting	Martion	- (Qaatian 0.0.0.0.0	Date $4 - 19 - 49$
	VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)			
	(White: Planning) (Yell	ow: Customer) (Pil	nk: Building Department)	(Goldenrod: Utility Accounting)

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1240 Bunting AUE

