	·				
Planning \$	Drainage \$	6		BLDG PERMIT NO.	
TCP \$	School Impact \$	ß		FILE # SPR-2003-238	
	PLA	NNING CL	EARANCE		
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department					
<u>GI</u>				Department	
		SECTION TO BE COMPLE	A		
BUILDING ADDRESS	Baselona	Way Brogra	X SCHEDULE NO	2945-261-00-947 (par	
SUBDIVISION Linden Pointe SQ. FT. OF EXISTING BLDG(S)					
FILING BLK	<u>З</u> LOT	sc	Q. FT. OF PROPOS	SED BLDG(S)/ADDITONS 6032	
OWNER DA Hous	. 0	only	ULTI-FAMILY: NO. OF DWELLIN CONSTRUCTION	GUNITS: BEFOREAFTER	
ADDRESS 1011 NIC	0 81501		NO. OF BLDGS O CONSTRUCTION	N PARCEL: BEFOREAFTER	
APPLICANT Shaw	Construi	tion US	SE OF ALL EXISTI	NG BLDG(S)	
ADDRESS 760 4	lorinon		ESCRIPTION OF V	VORK & INTENDED USE:	
	CO 815	1 010	multi	Ramily 8-plex	
TELEPHONE 240	- 9230				
Submittal requirements ar	e outlined in the S	SID (Submittal Sta	ndards for Impro	vements and Development) document.	
	THIS SECTION TO BE CO	MPLETED BY COMMUNI	TY DEVELOPMENT DEP	ARTMENT STAFF	
ZONE <u>RMF-</u>	'le	LA	NDSCAPING/SCI		
SETBACKS: FRONT:			ARKING REQUIRE	MENT:	
from center of RO SIDE: from PL			PECIAL CONDITIC	DNS:	
MAX. HEIGHT			<u></u>		
MAX. COVERAGE OF LOT BY S	STRUCTURES	<u>e </u>			
			-		
Modifications to this Planning Cla authorized by this application ca issued by the Building Departm guaranteed prior to issuance of issuance of a Certificate of Occu The replacement of any vegeta Development Code.	earance must be app innot be occupied u ent (Section 307, U a Planning Clearan pancy. Any landsca tion materials that c	proved, in writing, by ntil a final inspectio niform Building Co ce. All other requir ping required by this lie or are in an unt	the Community Dr n has been comple de). Required imp ed site improveme s permit shall be ma nealthy condition is	evelopment Department Director. The structure eted and a Certificate of Occupancy has been provements in the public right-of-way must be ints must be completed or guaranteed prior to intained in an acceptable and healthy condition is required by the Grand Junction Zoning and	
Four (4) sets of final construction One stamped set must be availa	n drawings must be able on the job site a	submitted and stam it all times.	ped by City Engine	eering prior to issuing the Planning Clearance	
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 the to from use of the building(s). Applicant's Signature					
Department Approval	isa C-Ci	ex		Date 5/12/04	
Additional water and/or sewer ta	p fee(s) are require		NO	Wohe Pryid when	
Utility Accounting bbbl bbl bencht Date 513/04					
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)					
(White: Planning) (Yellow: Customer) (Pink: Build	ling Department)	(Goldenrod: Utility Accounting)	

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Planning \$	Drainage \$	BLDG PERMIT NO.
TCP \$	School Impact \$	FILE # SPR-2003-235
	an review, multi-family de	G CLEARANCE evelopment, non-residential development) <u>unity Development Department</u>
	THIS SECTION TO I	BE COMPLETED BY APPLICANT
BUILDING ADDRESS 950	Barcelona Way	BIRG D TAX SCHEDULE NO. 2945-261-00-947 (paren
SUBDIVISION Linde	n Pointe	SQ. FT. OF EXISTING BLDG(S)
FILING BLK	3 LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6032
ADDRESS 1011 N	ing authority	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER
	CO 87501	NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION
APPLICANT Shaw	Coust.	use of all existing BLDG(S) <u>multi-family</u>
ADDRESS 760 +	longon pl.	_ DESCRIPTION OF WORK & INTENDED USE:
	CO 81506	multi pamily T play
TELEPHONE 242-	9236	
Submittal requirements a		mittal Standards for Improvements and Development) document.
		Y COMMUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-10	<u> </u>	LANDSCAPING/SCREENING REQUIRED: YES NO
	from Property Line (PL) of DW, whichever is greater	PARKING REQUIREMENT:
SIDE: from PL	REAR: from PL	L SPECIAL CONDITIONS:
MAX. HEIGHT	~	
MAX. COVERAGE OF LOT BY		- · ·
Modifications to this Planning Cl authorized by this application ca issued by the Building Departm guaranteed prior to issuance of issuance of a Certificate of Occu The replacement of any vegeta Development Code.	earance must be approved, in v annot be occupied until a final ent (Section 307, Uniform Bui a Planning Clearance. All oth pancy. Any landscaping requir ation materials that die or are	writing, by the Community Development Department Director. The structure inspection has been completed and a Cerlificate of Occupancy has been ilding Code). Required improvements in the public right-of-way must be ner required site improvements must be completed or guaranteed prior to red by this permit shall be maintained in an acceptable and healthy condition in an unhealthy condition is required by the Grand Junction Zoning and
Four (4) sets of final constructio One stamped set must be avail	n drawings must be submitted able on the job site at all times.	and stamped by City Engineering prior to issuing the Planning Clearance
	which apply to the project. I une	information is correct; I agree to comply with any and all codes, ordinances iderstand that failure to comply shall result in legal action, which may include
laws, regulations, or restrictions	which apply to the project. I une	
laws, regulations, or restrictions but not necessarily be limited to	which apply to the project. I une	iderstand that failure to comply shall result in legal action, which may include $\pi 12.01$
laws, regulations, or restrictions but not necessarily be limited of Applicant's Signature	which apply to the project. I une one use of the building(s).	Date 5-12-04 Date 512-04 Date 512-04
laws, regulations, or restrictions but not necessarily be limited Applicant's Signature	which apply to the project. I une one use of the building(s).	Date 5-12-04 Date 512-04 Date 512-04
taws, regulations, or restrictions but not necessarily be limited a Applicant's Signature Department Approval Additional water and/or sewer ta Utility Accounting	which apply to the project. I under one of the building(s). The Control of the building (s). The control of the building (s).	Inderstand that failure to comply shall result in legal action, which may include Date 5/2-04 Date 5/2-04 Date 5/2-04 NO WO No.

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m.		d				
Planning \$	Drainage \$	<u>v</u>		BLDG PERMIT NO.		
TCP \$	School Impact \$			FILE # SPR - 2003-238		
PLANNING CLEARANCE (site plan review, multi-family development, non-residential development)						
	rand Junction			, -		
		SECTION TO BE COMPI				
BUILDING ADDRESS	Barcelona	Way Blog	AX SCHEDULE NO	2945-261-00-947 (parent)		
SUBDIVISION Linde	n Point	<u> </u>	Q. FT. OF EXISTIN	G BLDG(S) 12,064		
FILING BLK	3 LOT			SED BLDG(S)/ADDITONS 7464		
OWNER DO HOUS		thority	IULTI-FAMILY: NO. OF DWELLIN CONSTRUCTION	GUNITS: BEFOREAFTER		
		-	NO. OF BLDGS O	N PARCEL: BEFORE 2 AFTER 3		
APPLICANT Shaw	Construct	tien	ISE OF ALL EXISTI	NG BLDG(S) multi & amily		
ADDRESS 7100 410	ringen PI	<u>~·</u> [ESCRIPTION OF V	NORK & INTENDED USE:		
	(8 5152	to	muti	ganily 8- plex		
TELEPHONE _242-0						
Submittal requirements a			andards for Impro	vements and Development) document.		
P A P I						
ZONE <u><u><u>RMF-1</u></u></u>	Ų	L	ANDSCAPING/SCF	REENING REQUIRED: YES NO		
SETBACKS: FRONT: from center of Re	from Property L OW, whichever is group	eater	ARKING REQUIRE			
SIDE: from PL	REAR:	from PL S	PECIAL CONDITIC	»		
MAX. HEIGHT		<u> </u>				
MAX. COVERAGE OF LOT BY	STRUCTURES					
Modifications to this Planning C authorized by this application c issued by the Building Departm guaranteed prior to issuance o issuance of a Certificate of Occu The replacement of any veget Development Code.	learance must be ap annot be occupied i nent (Section 307, L f a Planning Clearar upancy. Any landsca ation materials that	proved, in writing, b intil a final inspecti Jniform Building Ci ce. All other requi ping required by th die or are in an ur	y the Community Do on has been comple ode). Required improveme is permit shall be ma shealthy condition is	evelopment Department Director. The structure eted and a Certificate of Occupancy has been provements in the public right-of-way must be ints must be completed or guaranteed prior to intained in an acceptable and healthy condition, s required by the Grand Junction Zoning and		
Four (4) sets of final construction One stamped set must be avail	on drawings must be able on the job site	submitted and star at all times.	mped by City Engine	eering prior to issuing the Planning Clearance.		
	which apply to the p	roject. I understan		e to comply with any and all codes, ordinances, bly shall result in legal action, which may include		
Applicant's Signature	KARUP A			Date 5-12-04		
Department Approval	Mar.l	or				
Additional water and/or sewers	ap fee(s) are require	d: YES	NO	WYONO. CELSSUD		
Utility Accounting) Wer	htt		Date 51304		
VALID FOR SIX MONTHS	FROM DATE OF IS	SUANCE (Section	a 2.2.C.1 Grand Ju	nction Zoning and Development Code)		
(White: Planning)	(Yellow: Custome	r) (Pink: Buil	ding Department)	(Goldenrod: Utility Accounting)		

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Planning \$ Ø Drainage \$ Ø		BLDG PERMIT NO.			
TCP \$ School Impact \$		FILE # SPR - 2003-238			
	CLEARANCE				
(site plan review, multi-family develo Grand Junction Communit	-				
	MPLETED BY APPLICANT				
A 1		. 2945-261-00-947 (paren			
BUILDING ADDRESS 1950 Pancelona Way					
SUBDIVISION <u>Linden Pointe</u> SQ. FT. OF EXISTING BLDG(S) <u>19,828</u> FILING BLK <u>3</u> LOT SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>7464</u>					
FILING BLK_3LOT		SED BLDG(S)/ADDITONS			
OWNER A Housing authority MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE O AFTER 8					
ADDRESS LOI NIOTH St	CONSTRUCTION	· /.			
CITY/STATE/ZIP DA CO 81501	NO. OF BLDGS O CONSTRUCTION	N PARCEL: BEFORE <u>3</u> AFTER <u>4</u>			
APPLICANT Shaw Construction	USE OF ALL EXIST	ING BLDG(S) multi family			
ADDRESS NO Morinan Dr.		WORK & INTENDED USE:			
CITY/STATE/ZIP	multi	pamily 8-plex			
TELEPHONE 242- 9236		0 0 1			
Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM					
ZONE BMF-14	LANDSCAPING/SCI	REENING REQUIRED: YES NO			
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIRE	MENT:			
SIDE: from PL REAR: from PL	SPECIAL CONDITIC	DNS:			
MAX. HEIGHT		<u> </u>			
MAX. COVERAGE OF LOT BY STRUCTURES					
Modifications to this Planning Clearance must be approved, in writin authorized by this application cannot be occupied until a final inspe- issued by the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other re- issuance of a Certificate of Occupancy. Any landscaping required b The replacement of any vegetation materials that die or are in ar Development Code.	g, by the Community D ection has been compl of Code). Required imp equired site improveme y this permit shall be ma of unhealthy condition i	evelopment Department Director. The structure eted and a Cerlificate of Occupancy has been provements in the public right-of-way must be ents must be completed or guaranteed prior to aintained in an acceptable and healthy condition. s required by the Grand Junction Zoning and			
Four (4) sets of final construction drawings must be submitted and one stamped set must be available on the job site at all times.	stamped by City Engin	eering prior to issuing the Planning Clearance.			
hereby acknowledge that I have read this application and the inform aws, regulations, or restrictions which apply to the project. I underst but not necessarily be the iteration of the building(s).					
Applicant's Signature					
Department Approval	· · · ·				
Additional water and/or sewer tap fee(s) are required: YE8	NO	with be plichan			
Utility Accounting Darbert		Date 5 13 84			
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Sec	tion 2.2.C.1 Grand Ju	Inction Zoning and Development Code)			
(White: Planning) (Yellow: Customer) (Pink: B	Building Department)	(Goldenrod: Utility Accounting)			

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Planning \$ Drainage \$ D	BLDG PERMIT NO.
TCP \$ School Impact \$ D	FILE # SP R - 2003 - 238
	CLEARANCE opment, non-residential development)
• •	ty Development Department
THIS SECTION TO BE CO	DMPLETED BY APPLICANT
BUILDING ADDRESS 1950 Barcelona Way Blog	a 6 TAX SCHEDULE NO. <u>2945-261-00-947 (parent</u>)
SUBDIVISION Linden Pointe	SQ. FT. OF EXISTING BLDG(S) 210, 992
FILINGBLKLOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9047
OWNER DA Housing authority	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION
ADDRESS <u>1011</u> N 1046 St CITY/STATE/ZIP <u>AA</u> <u>CO</u> SI SO 1	NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 5
APPLICANT Shaw Construction	USE OF ALL EXISTING BLDG(S) Multi family
ADDRESS TLEO Mongen Dr.	DESCRIPTION OF WORK & INTENDED USE:
CITY/STATE/ZIP DA CO 81506	Multigamily 8-plex
TELEPHONE 242-9236	
	I Standards for Improvements and Development) document.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-10	LANDSCAPING/SCREENING REQUIRED: YES NO
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT:
SIDE: from PL REAR: from PL	SPECIAL CONDITIONS:
MAX. HEIGHT	· · · · · · · · · · · · · · · · · · ·
MAX. COVERAGE OF LOT BY STRUCTURES $__$	
Development Code.	g, by the Community Development Department Director. The structure ection has been completed and a Certificate of Occupancy has been of Code). Required improvements in the public right-of-way must be equired site improvements must be completed or guaranteed prior to y this permit shall be maintained in an acceptable and healthy condition.
Four (4) sets of final construction drawings must be submitted and One stamped set must be available on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.
	nation is correct; I agree to comply with any and all codes, ordinances, tand that failure to comply shall result in legal action, which may include
Applicant's Signature	Date
Department Approval	DateD4
Additional water and/or sewer tap fee(s) are required: YES	NO WONO PETUTON
Utility Accounting Dae	Date 513/84
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Sec	tion 2.2.C.1 Grand Junction Zoning and Development Code)
(White: Planning) (Yellow: Customer) (Pink: I	Building Department) (Goldenrod: Utility Accounting)

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Planning \$	Drainage \$		BLDG PERMIT NO.			
тср \$	School Impact \$		FILE # SPR - 2003 - 238			
(and the second	CLEARANCE				
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department						
THIS SECTION TO BE COMPLETED BY APPLICANT						
DUM DING ADDDEGO 1960 -	Rangelon 11201 RILa	H	2945-261-00-947 (ponent)			
SUBDIVISION Linde			NG BLDG(S) 3(6, 039			
FILING BLK	- ·		SED BLDG(S)/ADDITONS 7464			
OWNER 13 A House ADDRESS 1011 N	ng authority	CONSTRUCTION	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE			
	CO 81501	CONSTRUCTION				
APPLICANT Show (anstruction	USE OF ALL EXIST	ING BLDG(S)_Multiganily			
ADDRESS 760 H	origin Dr.		WORK & INTENDED USE:			
	CO RISOLE	Mutti-	family 8-plex			
	-9236	I Standarde for Impr	ovements and Development) document.			
Sublinital requirements a	THIS SECTION TO BE COMPLETED BY COM					
ZONE BMF-1	10					
SETBACKS: FRONT: from center of RC SIDE: from PL	from Property Line (PL) or DW, whichever is greater REAR: from PL	PARKING REQUIRE				
MAX. HEIGHT						
MAX. COVERAGE OF LOT BY	STRUCTURES &					
	· · · · · · · · · · · · · · · · · · ·	-				
Modifications to this Planning Cla authorized by this application ca issued by the Building Departm guaranteed prior to issuance of issuance of a Certificate of Occu The replacement of any vegeta Development Code.	earance must be approved, in writin annot be occupied until a final insp ent (Section 307, Uniform Building a Planning Clearance. All other re pancy. Any landscaping required b tion materials that die or are in ar	g, by the Community E ection has been comp Code). Required im quired site improvem y this permit shall be m i unhealthy condition	Development Department Director. The structure leted and a Cerlificate of Occupancy has been provements in the public right-of-way must be ents must be completed or guaranteed prior to aintained in an acceptable and healthy condition. is required by the Grand Junction Zoning and			
Four (4) sets of final construction One stamped set must be available	n drawings must be submitted and able on the job site at all times.	stamped by City Engir	neering prior to issuing the Planning Clearance.			
	which apply to the project. I unders		Date 51204			
		·	_ Date			
Additional water and/or sewer ta	ap fee(s) are required: YES) NO	W/O No. (OISSLOC			
Utility Accounting	> Decholt		Date 54304			
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)						
(White: Planning)	(Yellow: Customer) (Pink: I	Building Department)	(Goldenrod: Utility Accounting)			

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	Drainage \$	<u>v</u>	(a)	BLDG PERMIT NO.	
TCP \$	School Impact \$	Ø		FILE # SPR -2003 - 238	
		ANNING CL			
(site	plan review, multi- Grand Junction				
	· .	SECTION TO BE COMPLE	,	Bepartment	
	•			auto and an and for it	
		Lay BIOGTA	X SCHEDULE NO	2945-2101-00-947 (parent)	
SUBDIVISION Lind				G BLDG(S) 43,503	
FILING BLK	_ <u>_</u> LOT	<u> </u>). FT. OF PROPOS	SED BLDG(S)/ADDITONS 4706	
OWNER 30 HO		herely	JLTI-FAMILY: NO. OF DWELLIN CONSTRUCTION	GUNITS: BEFORE O AFTER 24	
ADDRESS 1011	CO 815		NO. OF BLDGS OF CONSTRUCTION	N PARCEL: BEFORE 6 AFTER 7	
APPLICANT Shaw	o Construt		SE OF ALL EXISTI	NG BLDG(S) Multi family	
ADDRESS 160		DA. DE	• •••••	WORK & INTENDED USE:	
	<u>CO 81</u>	Solo 1	Mutte.	- family & plex	
TELEPHONE		SID (Submittel Ste	nderde for Impro	vements and Development) document.	
Submittar requirement		OMPLETED BY COMMUNIT			
ZONE RMF-11					
	•			REENING REQUIRED: YES NO	
	f ROW, whichever is gr	eater	RKING REQUIRE		
SIDE: from F	PL REAR:	from PL SF	PECIAL CONDITIC	DNS:	
MAX. HEIGHT		5		<i>u</i>	
MAX. COVERAGE OF LOT	BY STRUCTURES	<u></u>	-		
Modifications to this Planning authorized by this application issued by the Building Depa guaranteed prior to issuance issuance of a Certificate of O The replacement of any veg Development Code.	g Clearance must be ap n cannot be occupied u artment (Section 307, L e of a Planning Clearar occupancy. Any landsca getation materials that	proved, in writing, by intil a final inspection Jniform Building Coo roe. All other require aping required by this die or are in an unt	the Community De n has been comple de). Required imp ed site improveme permit shall be ma healthy condition is	evelopment Department Director. The structure eted and a Certificate of Occupancy has been provements in the public right-of-way must be ents must be completed or guaranteed prior to intained in an acceptable and healthy condition, s required by the Grand Junction Zoning and	
Four (4) sets of final constru- One stamped set must be a	ction drawings must be vailable on the job site	submitted and stam at all times.	ped by City Engine	eering prior to issuing the Planning Clearance.	
I hereby acknowledge that I have a laws, regulations, or restriction but not necessarily be limite	ons which apply to the p	roject. I understand	n is correct; I agree that failure to comp	e to comply with any and all codes, ordinances, ply shall result in legal action, which may include	
Applicant's Signature	it statt	>		Date 5-12-04	
Department Approval	Jisn C. C	QX	-	$\underline{ Date 5/12/04}$	
Additional water and/or sew	er tap fee(s) are require	ed: YES	NO	WONO. PO ISTIC	
Utility Accounting	Dor	hoff		Date 5 [13]04	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)					
(White: Planning)	(Yellow: Custome	r) (Pink: Build	ling Department)	(Goldenrod: Utility Accounting)	

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Planning \$ 💋 Drainage \$	Ø		BLDG PERMIT NO.				
TCP \$ School Impact \$	Ø	」 (♥	FILE # SPR-2003-238				
	ANNING CL	* ÷ ÷ · ·					
(site plan review, multi-family development, non-residential development)							
	Grand Junction Community Development Department						
	4		2945 Diel an - QUID (and				
BUILDING ADDRESS 1950 Barcelor	ia way - TY	X SCHEDULE NO	2945-261-00-947 (parent				
SUBDIVISION Lender Point	•		G BLDG(S) 48,209				
FILING BLK LOT	•		SED BLDG(S)/ADDITONS 7841				
OWNER 22 Housing Out ADDRESS 101 NIOTH St	hority "	CONSTRUCTION	GUNITS: BEFOREAFTER				
CITY/STATE/ZIP A CO SIS	01	NO. OF BLDGS O CONSTRUCTION	N PARCEL: BEFORE 7 AFTER 8				
APPLICANT Shaw Construct	tion "	SE OF ALL EXISTI	NG BLDG(S) multi family				
ADDRESS 760 Hange	NDL. D		VORK & INTENDED USE:				
CITY/STATE/ZIP	506 r	Witi B	mily 8-plex				
TELEPHONE ZU2 - 97-30							
Submittal requirements are outlined in the	SSID (SUDMITTAL ST						
ZONE RMF-14	L/	ANDSCAPING/SCF	REENING REQUIRED: YES NO				
SETBACKS: FRONT: from Property from center of ROW, whichever is g	Line (PL) or PA	ANDSCAPING/SCF ARKING REQUIRE					
SETBACKS: FRONT: from Property	Line (PL) or Pr		MENT:				
SETBACKS: FRONT: from Property from center of ROW, whichever is g	Line (PL) or PA reater from PL SI	ARKING REQUIRE	MENT:				
SETBACKS: FRONT: from Property from center of ROW, whichever is g SIDE: from PL REAR:	Line (PL) or Pr	ARKING REQUIRE	MENT:				
SETBACKS: FRONT: from Property from center of ROW, whichever is g SIDE: from PL REAR: MAX. HEIGHT	Line (PL) or P/ reater from PL SI	ARKING REQUIRE PECIAL CONDITIC	MENT:				
SETBACKS: FRONT: from Property from center of ROW, whichever is g SIDE: from PL REAR: MAX. HEIGHT MAX. COVERAGE OF LOT BY STRUCTURES Modifications to this Planning Clearance must be an authorized by this application cannot be occupied issued by the Building Department (Section 307, guaranteed prior to issuance of a Planning Clearan issuance of a Certificate of Occupancy. Any landsc The replacement of any vegetation materials that	Line (PL) or PA reater from PL SI E Deproved, in writing, by until a final inspectio Uniform Building Co nce. All other requir aping required by thi die or are in an un	ARKING REQUIRE PECIAL CONDITIC PECIAL CONDITIC (the Community Do n has been comple de). Required imp de). Required imp de). Required imp ed site improveme s permit shall be ma healthy condition is	MENT:				
SETBACKS: FRONT: from Property from center of ROW, whichever is g SIDE: from PL REAR: MAX. HEIGHT MAX. COVERAGE OF LOT BY STRUCTURES MAX. COVERAGE OF LOT BY STRUCTURES Modifications to this Planning Clearance must be an authorized by this application cannot be occupied issued by the Building Department (Section 307, guaranteed prior to issuance of a Planning Clearan issuance of a Certificate of Occupancy. Any landsc The replacement of any vegetation materials that Development Code. Four (4) sets of final construction drawings must be	Line (PL) or PA reater from PL SI E Deproved, in writing, by until a final inspectio Uniform Building Co nce. All other requir aping required by this die or are in an uni- e submitted and stam at all times.	ARKING REQUIRE PECIAL CONDITIC y the Community Do n has been comple de). Required imp ed site improveme s permit shall be ma healthy condition is nped by City Engine on is correct; I agree	MENT:				
SETBACKS: FRONT: from Property from center of ROW, whichever is g SIDE: from PL REAR: MAX. HEIGHT MAX. COVERAGE OF LOT BY STRUCTURES Modifications to this Planning Clearance must be an authorized by this application cannot be occupied issued by the Building Department (Section 307, guaranteed prior to issuance of a Planning Cleara issuance of a Certificate of Occupancy. Any landsc The replacement of any vegetation materials that Development Code. Four (4) sets of final construction drawings must be One stamped set must be available on the job site I hereby acknowledge that I have read this applicati laws, regulations, or restrictions which apply to the	Line (PL) or PA reater from PL SI E Deproved, in writing, by until a final inspectio Uniform Building Co nce. All other requir aping required by this die or are in an uni- e submitted and stam at all times.	ARKING REQUIRE PECIAL CONDITIC y the Community Do n has been comple de). Required imp ed site improveme s permit shall be ma healthy condition is nped by City Engine on is correct; I agree	MENT:				
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Planning \$	Drainage \$		\cap	BLDG PERMIT NO.	
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	an review, multi-family c rand Junction Comm				
<u>u</u>		9. 19	ED BY APPLICANT	bepartment	
nen		RIKV		DAVE OUT AM AND AUT / ALL	
BUILDING ADDRESS				2945-241-00-947 (parent	
SUBDIVISION LINDEN R			SQ. FT. OF EXISTING BLDG(S) 56,050		
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	Joz, 6 8866		MUTT FAN	Mik 8-plex	
	29226		danda fan immun	vements and Development) document.	
	THIS SECTION TO BE COMPLETED		-		
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ZONE RMF-14				REENING REQUIRED: YES NO	
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Modifications to this Planning Cl authorized by this application c: issued by the Building Departm guaranteed prior to issuance of issuance of a Certificate of Occu The replacement of any vegeta Development Code.	earance must be approved, in annot be occupied until a fina ient (Section 307, Uniform E a Planning Clearance. All o pancy. Any landscaping req tion materials that die or ar	n writing, by t al inspection Building Code other required uired by this p e in an unhe	he Community De has been comple b). Required imp site improveme permit shall be ma althy condition is	evelopment Department Director. The structure eted and a Certificate of Occupancy has been provements in the public right-of-way must be ints must be completed or guaranteed prior to intained in an acceptable and healthy condition. s required by the Grand Junction Zoning and	
Four (4) sets of final constructio One stamped set must be avail	n drawings must be submitte able on the job site at all time	ed and stamp	ed by City Engine	eering prior to issuing the Planning Clearance.	
I hereby acknowledge that I hav	e read this application and the which apply to the project. I u	e information	is correct; I agree	e to comply with any and all codes, ordinances, bly shall result in legal action, which may include	
Applicant's Signature	the second			Date 5/204	
Department Approval	ISA C- LOC				
Additional water and/or sewer ta	ap fee(s) are required: YE		NO	Works. Ob ISSud	
Utility Accounting	st. Oeer	blt		Date 5/13/04	
VALID FOR SIX MONTHS	FROM DATE OF ISSUANC	E (Section 2	.2.C.1 Grand Ju	nction Zoning and Development Code)	
(White: Planning)	(Yellow: Customer) (F	Pink: Buildii	ng Department)	(Goldenrod: Utility Accounting)	