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Planning \$	Drainage \$		BLDG PERMIT NO.	
TCP \$	School Impact \$		FILE # SPR-2003-238	
/ 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 1975 Barcelona Way Tax Schedule NO. 2945-261-00-947 (parent)				
SUBDIVISION Linden Pointe SQ. FT. OF EXISTING BLDG(S) N/A				
FILING BLK		SQ. FT. OF PROPOS	SED BLDG(S)/ADDITONS 3249	t i
OWNER Grand Jet 1 ADDRESS 1011 N 1	Housing authory	CONSTRUCTION	A 1	
	-	NO. OF BLDGS O CONSTRUCTION	N PARCEL: BEFORE AFTER	
APPLICANT Shaw (onstruction	USE OF ALL EXIST	ING BLDG(S)	
ADDRESS 740 MC			WORK & INTENDED USE:	
CITY/STATE/ZIP	ol Jot. CO 81506	Mactor Cap	att Club Have	
TELEPHONE <u>242-</u> Submittal requirements are		tenderde for Impro	waments and Development) document	
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF				
	THIS SECTION TO BE COMPLETED BY COMMU	NITY DEVELOPMENT DEP	ARTMENT STAFF	
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ZONE RMF-16)	LANDSCAPING/SCI	REENING REQUIRED: YES NO	
ZONE	from Property Line (PL) or W, whichever is greater	LANDSCAPING/SCI	REENING REQUIRED: YES NO	
ZONE RMF -10 SETBACKS: FRONT: from center of ROM	from Property Line (PL) or W, whichever is greater	LANDSCAPING/SCI PARKING REQUIRE	REENING REQUIRED: YES NO	
ZONE RMF -10 SETBACKS: FRONT: Grom center of ROV SIDE: from PL	, from Property Line (PL) or W, whichever is greater REAR: from PL	LANDSCAPING/SCI PARKING REQUIRE	REENING REQUIRED: YES NO	
ZONE Ref - 100 SETBACKS: FRONT: from center of ROM SIDE: from PL MAX. HEIGHT MAX. COVERAGE OF LOT BY S Modifications to this Planning Cle authorized by this application car issuance of a Certificate of Occup The replacement of any vegetat Development Code.	from Property Line (PL) or W, whichever is greater REAR: from PL STRUCTURES arance must be approved, in writing, nnot be occupied until a final inspect ent (Section 307, Uniform Building C a Planning Clearance. All other requ bancy. Any landscaping required by the ion materials that die or are in an u	LANDSCAPING/SCI PARKING REQUIRE SPECIAL CONDITIC by the Community D ion has been compl ode). Required imp orde). Required imp orde site improveme his permit shall be ma nhealthy condition i	REENING REQUIRED: YESNO MENT: ONS: 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 aintained in an acceptable and healthy condition. s required by the Grand Junction Zoning and	
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