			1								
Planning \$	Drainage \$	2d		BLDG PERMIT NO.							
TCP\$ Pd	School Impact \$	N/A		FILE # SPR-	2005-138						
•	PLAN plan review, multi-fan Grand Junction Co	nily developm		tial development)							
-				k							
	311 Pines	PA TA		7940 0	ra 117-113						
BUILDING ADDRESS 23/1 River Rd SUBDIVISION East 23 Rd Sub			TAX SCHEDULE NO. $2945 - 053 - 00 - 03$								
FILING BLK LOT			SQ. FT. OF EXISTING BLDG(S) $43,800$ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS $8x15$								
ADDRESS <u>Box 1849</u> CITY/STATE/ZIP <u>GQ 81502</u> APPLICANT <u>Grand Oct Concrete Pipe</u>			MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION USE OF ALL EXISTING BLDG(S) OFfice Manufact								
						ADDRESS BOX 1849			DESCRIPTION OF WORK & INTENDED USE:		
							Decen		A A	a unstaller	to uldg.
CITY/STATE/ZIP TELEPHONE <u>293</u> Submittal requirements	3 4604	O (Submittal Star	n dards for Improv Y DEVELOPMENT DEPA	ements and Develop	oment) document.						
TELEPHONE <u>29</u> Submittal requirements CONE <u> </u>	3 4604 are outlined in the SSID THIS SECTION TO BE COMPL	C (Submittal Star ETED BY COMMUNIT LA (PL) or PA	NDSCAPING/SCR	EENING REQUIRED:	YES X NO						
TELEPHONE 241 Submittal requirements CONE Image: Constant of the second seco	3 4664 are outlined in the SSID THIS SECTION TO BE COMPL 2 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	C (Submittal Star ETED BY COMMUNIT LA (PL) or PA	NDSCAPING/SCR RKING REQUIREN	EENING REQUIRED:	YES X NO paces (52 proved						
TELEPHONE 24 Submittal requirements 20NE Image: Constant of the second secon	3 4604 are outlined in the SSID THIS SECTION TO BE COMPL 2 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	P (Submittal Star ETED BY COMMUNIT LA (PL) or PA r from PL SP	NDSCAPING/SCR RKING REQUIREN	EENING REQUIRED:	YES X NO						
TELEPHONE 241 Submittal requirements CONE Image: Constant of the second seco	3 4604 are outlined in the SSID THIS SECTION TO BE COMPL 2 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	C (Submittal Star ETED BY COMMUNIT LA (PL) or PA	NDSCAPING/SCR RKING REQUIREN	EENING REQUIRED:	YES X NO paces (52 provide						
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TELEPHONE 242 Submittal requirements Submittal requirements 20NE 7-2 ETBACKS: FRONT: 15 From center of F SIDE: 0 MAX. HEIGHT 7 MAX. COVERAGE OF LOT B Modifications to this Planning C Notification constrained of a Planning C Submittal requirement of an Vegetation constrained of a Planning C Submittal requirement of an Vegetation constrained of a Planning C	3 4604 are outlined in the SSID THIS SECTION TO BE COMPL 7 7 7 7 7 7 7 7 7 7 7 7 7	Computed Star ETED BY COMMUNIT LA (PL) or PA r r rom PL SP MC 2.0 red, in writing, by i nal inspection has ng Code). Required site improv y this permit sh is an unhealthy con	Adards for Improv Y DEVELOPMENT DEPA NDSCAPING/SCR RKING REQUIREN ECIAL CONDITION Apprent the Community Dev s been completed a ired improvements ements must be cc all be maintained in dition is required b	ements and Develop RTMENT STAFF EENING REQUIRED: IENT: IS: wd plan elopment Department nd a Certificate of Occu n the public right-of-w mpleted or guarantee n an acceptable and the Grand Junction Zu	TYES X NO YES X NO PACES 52 TOTAL ST30/06 t Director. The structure upancy has been issued ay must be guaranteed d prior to issuance of a healthy condition. The oning and Development						
TELEPHONE 242 Submittal requirements Submittal requirements ZONE Image: Construction of the second	3 4664 are outlined in the SSID THIS SECTION TO BE COMPL 7 from Property Line 7 from Property Line 8 40 7 from Property Line 8 40 9 7 9 40 9 1 9 STRUCTURES 9 Clearance must be approvant be occupied until a field of a complexity of the property landscaping required be materials that die or are in the on the job site at all time on the job site at all ti	O (Submittal Star ETED BY COMMUNIT LA (PL) or PA r PA r SP mal inspection har PA ng Code). Required site improving Code). wired site improving this permit show an unhealthy consistent of the information start of the in	Adards for Improv Y DEVELOPMENT DEPA NDSCAPING/SCR RKING REQUIREN ECIAL CONDITION Apple the Community Dev s been completed a ired improvements ements must be co all be maintained i ndition is required b d by City Engineerir n is correct; I agree	ements and Develop ETMENT STAFF EENING REQUIRED: IENT: IS: wd plan elopment Department of a Certificate of Occu n the public right-of-w mpleted or guarantee n an acceptable and the Grand Junction Z g prior to issuing the P to comply with any and	YES X NO Pres X NO P						
TELEPHONE 241 Submittal requirements Submittal requirements ZONE 1-2 ETBACKS: FRONT: 15 From center of F SIDE: 0 MAX. HEIGHT 10 MAX. COVERAGE OF LOT B' MAX. COVERAGE OF LOT B' Strip: 0 Addifications to this Planning Control issuance of a Planning Cortificate of Occupancy. Are eplacement of any vegetation code. Are placement of any vegetation code. Four (4) sets of final construction tamped set must be available hereby acknowledge that I haaws, regulations, or restriction 1	3 4664 are outlined in the SSID THIS SECTION TO BE COMPL 7 from Property Line 7 from Property Line 8 40 7 from Property Line 8 40 9 7 9 40 9 1 9 STRUCTURES 9 Clearance must be approvant be occupied until a field of a complexity of the property landscaping required be materials that die or are in the on the job site at all time on the job site at all ti	O (Submittal Star ETED BY COMMUNIT LA (PL) or PA r PA r SP mal inspection har PA ng Code). Required site improving Code). wired site improving this permit show an unhealthy consistent of the information start of the in	Adards for Improv Y DEVELOPMENT DEPA NDSCAPING/SCR RKING REQUIREN ECIAL CONDITION Apple the Community Dev s been completed a irred improvements ements must be co all be maintained i ndition is required by d by City Engineerir n is correct; I agree nat failure to comply	ements and Develop ETMENT STAFF EENING REQUIRED: IENT: IS: wd plan elopment Department of a Certificate of Occu n the public right-of-w mpleted or guarantee n an acceptable and the Grand Junction Z g prior to issuing the P to comply with any and	YES X NO Pres X NO P						
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TELEPHONE <u>245</u> Submittal requirements Submittal requirements CONE <u>From PL</u> ETBACKS: FRONT: <u>5</u> From center of F SIDE: <u>6</u> MAX. HEIGHT MAX. COVERAGE OF LOT B Modifications to this Planning C MAX. COVERAGE OF LOT B MAX. COVERAGE OF LOT B Modifications to this Planning C MAX. COVERAGE OF LOT B MAX. COVERAGE OF LOT B	3 4604 are outlined in the SSID THIS SECTION TO BE COMPL 7	C (Submittal Star ETED BY COMMUNIT LA (PL) or PA r rom PL SP ML 2. 0 PR 2. 0 P	Adards for Improv Y DEVELOPMENT DEPA NDSCAPING/SCR RKING REQUIREN ECIAL CONDITION Appret the Community Dev s been completed a irred improvements ements must be co all be maintained i ndition is required by d by City Engineerir n is correct; I agree nat failure to comply	ements and Develop ETMENT STAFF EENING REQUIRED: IENT: IS: wd plan elopment Department id a Certificate of Occu in the public right-of-w mpleted or guarantee in an acceptable and the Grand Junction Z g prior to issuing the P to comply with any and shall result in legal acc Date	YES X NO Pres X NO P						

(White: Planning) (Yellow: Customer)	(Pink: Build
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(Pink: Building Department)

(Goldenrod: Utility Accounting)