

DATE SUBMITTED 8/3/93

46088

BUILDING PERMIT NO. 460957

FEE \$ 0 - (paid w/ site plan review)

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 220 S. 13th St.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~2200~~ NA

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 993.5

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2945-133-18-001

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Headstart (Mrs. Paiz)

USE OF EXISTING BLDGS pre-school

ADDRESS 220 S. 13th St.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 2

interior remodel

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B-1

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side _____ from property line

CENSUS TRACT 7 TRAFFIC ZONE 40

Rear for driveway from property line

Parking Req'mt 3

Maximum Height _____

File Number # 73-93

Maximum coverage of lot by structures _____

Special Conditions: C.O. will not be issued until check for alley improvements is received and agreement is worked out for sidewalk improvements

Landscaping/Screening Req'd existing

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Pastore

Applicant Signature Arlinda Paiz

Approved 8/27/93 0/0 11/23/93

Date 8/27/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 46088

DATE 10-7-93

PERMISSION IS HEREBY GRANTED TO Rocky Mtn TO OCCUPY THE

BUILDING SITUATED AT 220 So. 13th

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-133-18-001

FOR THE FOLLOWING PURPOSE: int. remodel

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR [Signature]

City Planning [Signature]