

DATE SUBMITTED 11/23/93

BUILDING PERMIT NO. 47033

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PLANNING CLEARANCE

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

BLDG ADDRESS 748 NORTH FIRST ST. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 7280

FILING _____ BLK 34 LOT 7-12 NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-142-24-012 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER JAMES & PAUL FUOCO USE OF EXISTING BLDGS YES

ADDRESS 741 NORTH FIRST ST. DESCRIPTION OF WORK AND INTENDED USE: REST ROOMS

TELEPHONE 242-1571

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

ZONE C-2 DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line CENSUS TRACT 3 TRAFFIC ZONE 35

Rear _____ from property line Parking Req'mt _____

Maximum Height _____ File Number _____

Maximum coverage of lot by structures _____ Special Conditions: _____

Landscaping/Screening Req'd _____

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 Maria Kelly Applicant Signature James E. Fuoco

Date Approved 11-23-93 Date _____

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

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