

DATE SUBMITTED 11/19/93

BUILDING PERMIT NO. 46996

FEE \$ None

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 1525 N. 1st St

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SUBDIVISION ~~242~~

SQ. FT. OF EXISTING BLDG(S) 1880

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS ~~1~~ 1

TAX SCHEDULE NO. 2945-104-00-093

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 3

OWNER ROBERT LeBrew

USE OF EXISTING BLDGS Office, garage, storage

ADDRESS 972-17 1/2 Rd FRUITA

DESCRIPTION OF WORK AND INTENDED USE:
Wheelchair Accessible Bathroom, Front Door
Office space Wheelchair Ramp

TELEPHONE (303) 242-5200 office

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

ZONE B-2

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 _____ TRAFFIC ZONE _____

Rear _____ from property line

Parking Req'mt 6

Maximum Height Remodel Interior w/ change of use

File Number 116-93

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd Per Cond Use Permit

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 [Signature] Applicant Signature Robert LeBrew

Date Approved 11/19/93 Date 11/19/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)