

FEE \$ paid

123 93

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

Do NOT Remove From Office

BLDG ADDRESS 582 25 1/2 Rd

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900 sq ft.

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS -0-

TAX SCHEDULE NO. 2945-101-00-944

NO. OF BLDGS ON PARCEL _____

BEFORE THIS CONSTRUCTION 2

OWNER City of Grand Jct

USE OF EXISTING BLDGS FIRE STATION / Gen Pk

ADDRESS 250 N 5th

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE (303) 244-1400

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

ZONE PZ

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or 55 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear _____ from property line

Parking Req'mt _____

Maximum Height 65

File Number 123-93

Maximum coverage of lot by structures _____

Special Conditions: Sign at the location of 114 address

Landscaping/Screening Req'd see plan

done into agreement by city on 10/11/93

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 A. Ferguson

Date Approved 10/26/93

Date 10-11-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)