

DATE SUBMITTED 10/6/93

BUILDING PERMIT NO. 46483

FEE \$ 10.00

PLANNING CLEARANCE

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

BLDG ADDRESS ~~5th~~ ^{5th} 230 S. 5th

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

SUBDIVISION City of GJ

SQ. FT. OF EXISTING BLDG(S) NA

FILING BLK 126 LOT 27-32

NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2945-143-2908

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Greyhound

USE OF EXISTING BLDGS multifamily

ADDRESS 230 S. 5th GJ

DESCRIPTION OF WORK AND INTENDED USE: replace underground fuel tank

TELEPHONE 242-6012

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES NO X

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

GEOLOGIC HAZARD: YES NO

Side NA from property line

CENSUS TRACT 1 TRAFFIC ZONE 4/2

Rear NA from property line

Parking Req'mt existing

Maximum Height NA

File Number Must meet all building Dept. & Fire Dept. regulations

Maximum coverage of lot by structures NA

Special Conditions: Underground tank must be contained entirely within above property with no encroachment into the ROW

Landscaping/Screening Req'd NA

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 [Signature]

Applicant Signature Glenda [Signature]

Date Approved 10/6/93

Date 10/6/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)