

DATE SUBMITTED 9/13/93

BUILDING PERMIT NO. 46224

FEE \$ none

PLANNING CLEARANCE

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

BLDG ADDRESS 1015 N. 7th
SUBDIVISION _____
FILING _____ BLK 17-18-19 LOT _____
TAX SCHEDULE NO. 2945-141-01-003
OWNER Bray + Co.
ADDRESS 1015 N. 7th
TELEPHONE 242-3647

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600
INTERIOR CHANGES
SQ. FT. OF EXISTING BLDG(S) 11800
NO. OF FAMILY UNITS N/A
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
USE OF EXISTING BLDGS Real Estate Office
DESCRIPTION OF WORK AND INTENDED USE:
INTERIOR CHANGES

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

ZONE B-3
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear _____ from property line
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 2 TRAFFIC ZONE 35
Parking Req'mt _____
File Number _____
Special Conditions: N/A

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.

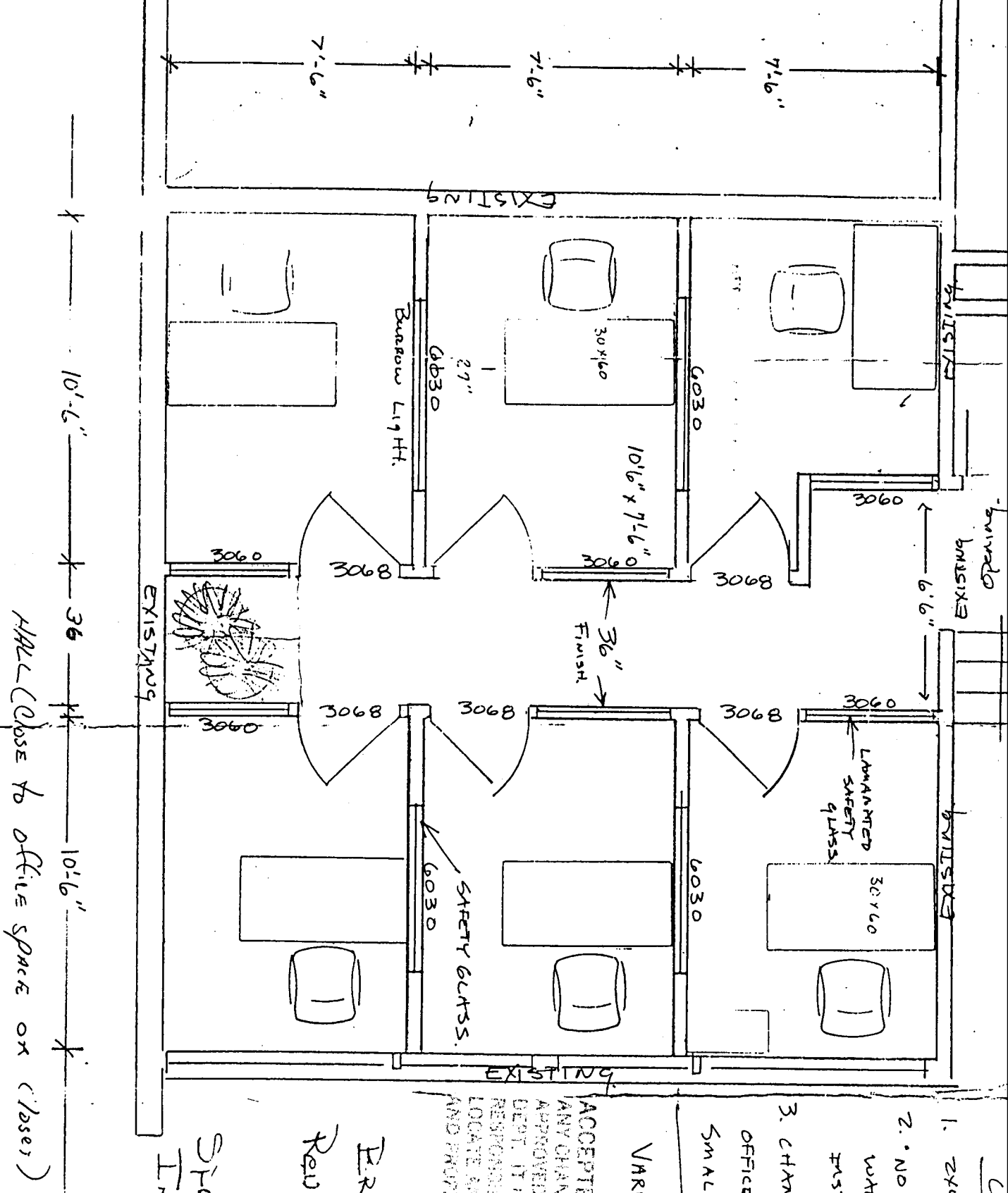
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 Angeline Bennett Applicant Signature [Signature]
Date Approved 9/13/93 Date 9-13-93

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

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



Construction

1. 2x4 wall construction
2. NO structure. Battery wall, removed or installed.
3. CHANGE EXISTING FOUR OFFICE AREA TO SIX SMALLER OFFICES.

VARY ALL DIMENSIONS:

ACCEPTED *L. Bruck*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

FRAY
 REVISION 3

SPACE PLAN
 INTERIORS, ETC.

HALL CLOSE TO OFFICE SPACE OR (LOBBY)