

DATE SUBMITTED 9/9/93

BUILDING PERMIT NO. 46191

FEE \$ N/A

PLANNING CLEARANCE

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

BLDG ADDRESS 136 No 7th St.

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

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 2,400 sq ft

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945 144 17 004

NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER National Council on Alcoholism

USE OF EXISTING BLDGS Office

ADDRESS 136 No 7th Street

DESCRIPTION OF WORK AND INTENDED USE:
Office wall

TELEPHONE _____

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

ZONE B-3

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 N/A
Rear _____ from property line Interior

CENSUS TRACT 2 TRAFFIC ZONE 41

Maximum Height _____

Parking Req'mt _____

Maximum coverage of lot by structures _____

File Number _____

Landscaping/Screening Req'd _____

Special Conditions: _____

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 [Signature]

Date Approved 9/9/93 Date 9/9/93

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

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