

DATE SUBMITTED: 1/27/93

(foundation) 44099

PERMIT NO. 44258 ✓

FEE \$ 110.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT TOTAL - 5610 sq

BLDG ADDRESS 1015 N. 7th

SQ. FT. OF BLDG: EXIST - 4176 sq NEW 1434 sq

SUBDIVISION City

SQ. FT. OF LOT: 8437 sq

FILING # _____ BLK # 01 LOT # 003

NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-141-01-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER BRAY + CO. - Bob Bray

USE OF EXISTING BUILDINGS: OFFICE AREA

ADDRESS 1015 N. 7th

TELEPHONE: 242-3647

DESCRIPTION OF WORK AND INTENDED USE: Add RECEPTION - AND CONFERENCE AREA

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45' & Minor Art.

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 REAR 10

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40'

PARKING REQ'MT 36 spaces/striped per plan

LANDSCAPING/SCREENING REQUIRED: * See site plan

* SPECIAL CONDITIONS: *No C.O. until landscape/curbing in place
(Contingent upon rezoning of parcel 2945-141-01)
Revocable permit required prior to issue of C.O.

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).

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.

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.

Kristen L. Ambeck
Department Approval

Levi Lucero
Applicant Signature

2/5/93
Date Approved

1-27-93
Date

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