

DATE SUBMITTED 12/8/93

BUILDING PERMIT NO. 47189V

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 702 S 7th
 SUBDIVISION 2945-231-07-001
 FILING - BLK 13 LOT 1 thru 6
 TAX SCHEDULE NO. 2945-231-07-001
 OWNER AMERICAN LINE.
 ADDRESS 702 S. 7th
 TELEPHONE 242-6359

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3004
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF FAMILY UNITS - 0 -
 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

USE OF EXISTING BLDGS Laundry

DESCRIPTION OF WORK AND INTENDED USE:
Storage - enclosed existing loading area

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

ZONE I-2
 SETBACKS: Front 0 from property line or 4 from center of ROW, whichever is greater
 Side 0 from property line
 Rear 0 from property line

DESIGNATED FLOODPLAIN: YES _____ NO X
 GEOLOGIC HAZARD: YES _____ NO _____
 CENSUS TRACT 8 TRAFFIC ZONE 44

Maximum Height 65'
 Maximum coverage of lot by structures _____
 Landscaping/Screening Req'd _____

Parking Req'mt _____
 File Number _____
 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.

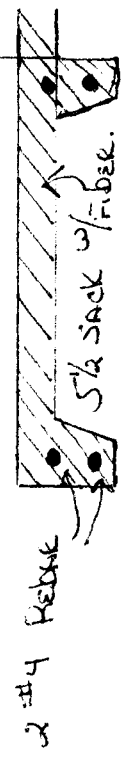
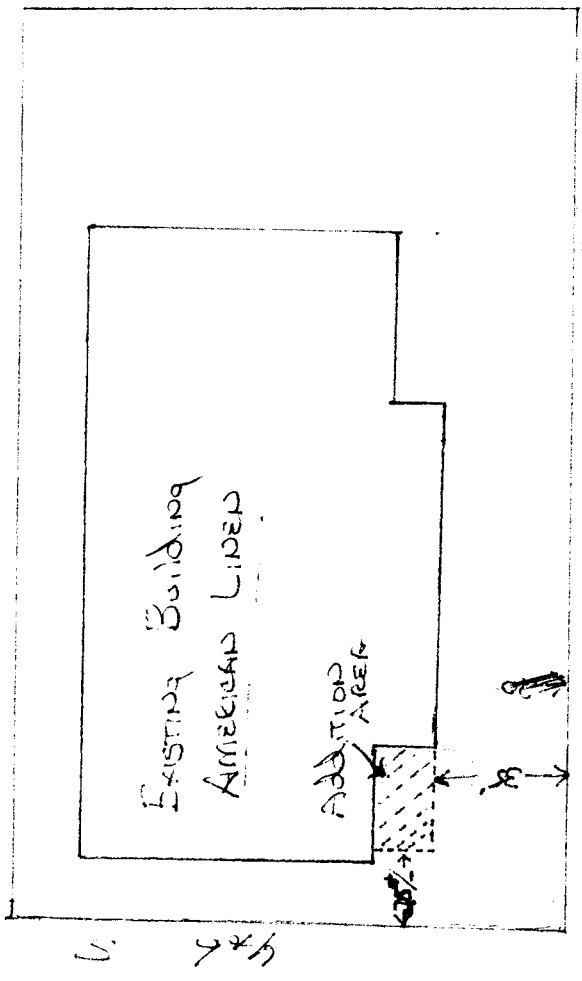
Department Approval Kathy Porter
 Date Approved 12/8/93

Applicant Signature [Signature]
 Date 12/8/93

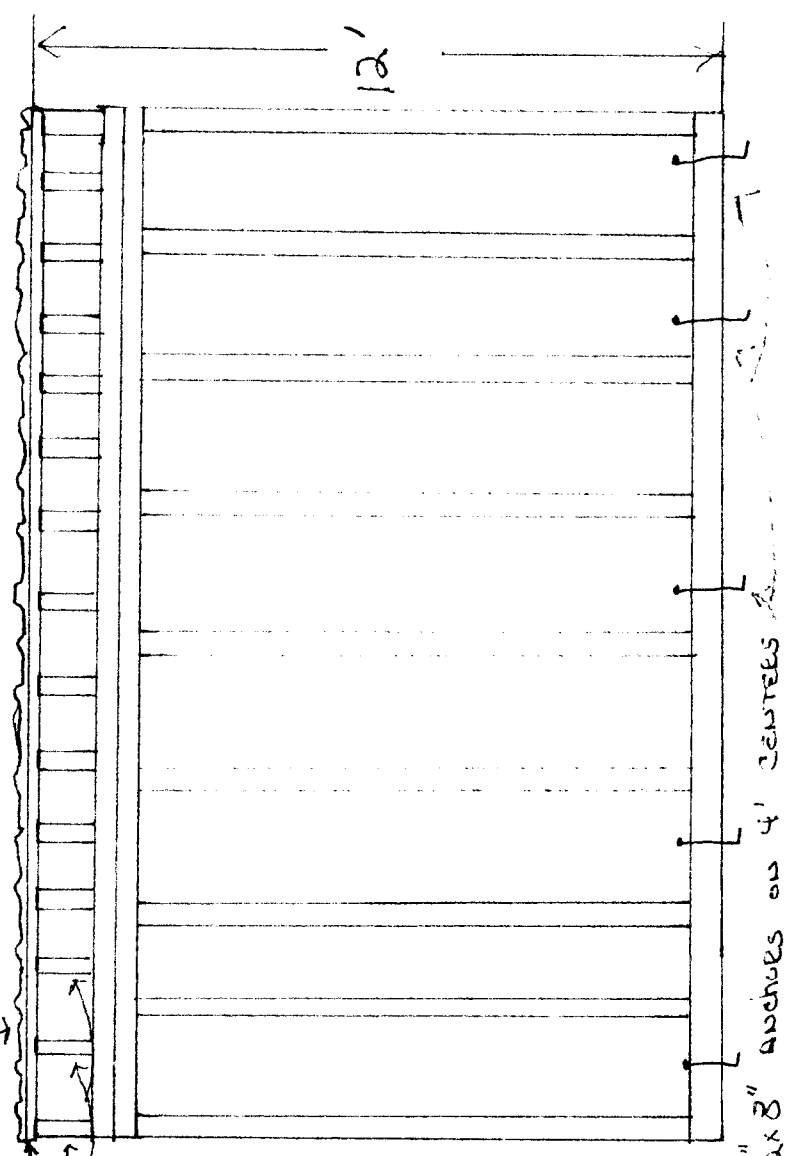
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

5/12/8/93
EXISTING WALL



CHANNEL DRAIN 2000 ROOFING



7/16 OSB for CWB. and WALL
Sub-SHEATHING

CHANNEL DRAIN 2000 LOK EXTERIOR
Siding

R-19 INSULATION IN WALLS + CEILING

3/4 plywood of INTERIOR walls to 8'