

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46990

FEE \$ Pd w/ Site Plan Review

PLANNING CLEARANCE

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

BLDG ADDRESS 1631 Dolores
SUBDIVISION Orchard Mesa Hts
FILING _____ BLK 4 LOT 46-48
TAX SCHEDULE NO. 2945-233-09-025
OWNER Munequita L. Allen
ADDRESS Rt 1 Box 346 Collbran 81624
TELEPHONE 487-3175

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~2065~~ 2065
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 0
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
USE OF EXISTING BLDGS 0
DESCRIPTION OF WORK AND INTENDED USE:
Construct Duplex

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

ZONE EMF-16
SETBACKS: Front 20 from property line or 45 from center of ROW, whichever is greater
Side 10 from property line
Rear 20 from property line
Maximum Height 36'
Maximum coverage of lot by structures 50%
Landscaping/Screening Req'd 10% gross land area

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 13 TRAFFIC ZONE 80
Parking Req'mt 2 per unit
File Number 108-93
Special Conditions: Landscaping per approved plan

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 Munequita Allen
Date Approved 11/15/93 Date 11-16-93

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

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