

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46993

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 1641 Dolores

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1917.5 + 1056 (garage)

SUBDIVISION Orchard Mesa Hts

SQ. FT. OF EXISTING BLDG(S) 0

FILING BLK 4 LOTS 44 & 45

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2945-233-09-024

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

OWNER Muneguita L. Allen

USE OF EXISTING BLDGS 0

ADDRESS Rt 1 Box 346 Collbran 81624

DESCRIPTION OF WORK AND INTENDED USE:  
CONSTRUCT DUPLEX & DETACHED GARAGE

TELEPHONE 487-3175

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

ZONE EMF-16

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 20 from property line or 45 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO X

Side 10 from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 20 from property line

Parking Req'mt 2 per unit

Maximum Height 36'

File Number 108-93

Maximum coverage of lot by structures 50%

Special Conditions: landscaping per approved plan

Landscaping/Screening Req'd 10% gross land area

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 Muneguita Allen

Date Approved 11/15/93

Date 11-17-93

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

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