

DATE SUBMITTED 11-16-93

BUILDING PERMIT NO. 46944

FEE \$ 5.00

PLANNING CLEARANCE

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

BLDG ADDRESS 125 Franklin Ave

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

SUBDIVISION Franklin St APT.

SQ. FT. OF EXISTING BLDG(S) _____

FILING BLK Build B LOT

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-104-23042 ⁰⁰¹

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Bob Striegel MGR.

USE OF EXISTING BLDGS _____

ADDRESS 125 Franklin Ave

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 241-9519

New entryway roof

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES _____ NO

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

GEOLOGIC HAZARD: YES _____ NO NA

Side _____ from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

New roof over entryway
Building "B"

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 Marcia Kelly

Applicant Signature [Signature]

Date Approved 11-16-93

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)

312.5' +-

200' +-

350' +-

97

150

NEW ENTRY ROOF
OVER EXIST. STAIRWAY
NOT TO EXTEND
BEYOND EXIST.
BUILDING.

20' ±

2

- I S' B L C

MP 11-16-93

APPLICANT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.