

DATE SUBMITTED 12/27/93

BUILDING PERMIT NO. _____

FEE \$ 10.00 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 1022 Grand Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Sq' will stay the same

SUBDIVISION City of Grand Junction

SQ. FT. OF EXISTING BLDG(S) 1st - 6147 sq' 2nd - 5069

FILING - BLK 68 LOT 24-32

NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2945-141-41-950

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

OWNER Joe Aragon (Contractor - Church of Nazarene)

USE OF EXISTING BLDGS YES

ADDRESS 3615 S. Huron, Englewood Co. 80110

DESCRIPTION OF WORK AND INTENDED USE:
one bldg will be used as youth home & is being brought up to code.

TELEPHONE 303-761-0807

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front EXISTING from property line or 68 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 10 from property line (assumed) (west) 75 (east)

CENSUS TRACT 2 TRAFFIC ZONE 41

Rear 13 from property line

Parking Req'mt 8 spaces

Maximum Height 32 FT. interior

File Number 149-93

Maximum coverage of lot by structures 1/3 remodel

Special Conditions: _____

Landscaping/Screening Req'd EXISTING

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 Joe Aragon

Date Approved 12/27/93 Date 12/14/93

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

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