

DATE SUBMITTED 9/13/93

BUILDING PERMIT NO. 46522

FEE \$ 1000 46523

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 2507 Hwy 6150 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1440 office
 SUBDIVISION _____ 1060 STORAGE
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1600
 TAX SCHEDULE NO. 2945-103-00-069 NO. OF FAMILY UNITS 0
 OWNER Beckeliff Homes Inc NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
Joseph & Marilyn Sarva USE OF EXISTING BLDGS Office & Storage
 ADDRESS 2537 Hwy 6150
 TELEPHONE 242-4868 DESCRIPTION OF WORK AND INTENDED USE:
Modular Office

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

ZONE C-2 DESIGNATED FLOODPLAIN: YES _____ NO ✓
 SETBACKS: Front 0 from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side 0 from property line CENSUS TRACT 9 TRAFFIC ZONE 11
 Rear 0 from property line Parking Req'mt 10% display area
 Maximum Height 40 File Number _____
 Maximum coverage of lot by structures _____ Special Conditions: _____
 Landscaping/Screening Req'd _____ previously Pioneer Mkt. sales.

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 _____
 Date Approved 9/13/93 Date _____

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

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

25 ROAD

W INDEPENDENT AVE

40'

87.77'

203.86'

125.49'

350.43'

60'-0"

OFFICE BLDG

240"

MODULAR

ACCEPTED 9/13/93
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

EXISTING BLDG

50'-0"

32'-0"

GREEN AREA

300.0'

FRONTAGE

