

DATE SUBMITTED 12-9-93

BUILDING PERMIT NO. 47156

FEE \$ No Fee

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 2522 Hyg 6800 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7500
 SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 7500
 FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS _____
 TAX SCHEDULE NO. 2945-103-00-143 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 OWNER CAPCO USE OF EXISTING BLDGS Office - Show Room
 ADDRESS 2522 Hyg 6800 DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE 241-7939 Change INTERIOR WALLS

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

ZONE C2 DESIGNATED FLOODPLAIN: YES _____ NO X
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
 Side 0 from property line GEOLOGIC HAZARD: YES ~~_____~~ NO _____
 Rear 0 from property line CENSUS TRACT 9 TRAFFIC ZONE 11
 Maximum Height _____ Parking Req'mt _____
 Maximum coverage of lot by structures _____ File Number _____
 Landscaping/Screening Req'd _____ Special Conditions: _____

*INTERIOR REMODEL
40' NO CHANGE IN USE*

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 WHITAKER CONST.
Roger Whitaker
 Date Approved 12-9-93 Date 12-9-93

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

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