

DATE SUBMITTED 9/28/93

BUILDING PERMIT NO. 40570

FEE \$ N/C

PLANNING CLEARANCE

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

BLDG ADDRESS 2454 US Hwy 6950 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
 SUBDIVISION VALLEY PLAZA MALL UNIT # 116 (Scimitalle Sub) SQ. FT. OF EXISTING BLDG(S) UNKNOWN
 FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS
 TAX SCHEDULE NO. 2945-092-05-008 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NO NEW BLDGS
 OWNER CINDY RAIDER/WILD BIRDS UNLIMITED USE OF EXISTING BLDGS RETAIL SPACE
 ADDRESS 589 29 1/2 ROAD DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE 242-8764 INTERIOR TENANT FINISH + METAL SHOP

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

ZONE H0 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side _____ from property line CENSUS TRACT 9 TRAFFIC ZONE 9
 Rear _____ from property line Parking Req'mt existing
 Maximum Height _____ File Number _____
 Maximum coverage of lot by structures _____ Special Conditions: _____
 Landscaping/Screening Req'd only

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 Kathy Porter Applicant Signature J. K. Dy
 Date Approved 9-28-93 Date 9/28/93

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

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