

DATE SUBMITTED 12/8/93

BUILDING PERMIT NO. 47128^v

FEE \$ paid

PLANNING CLEARANCE

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

BLDG ADDRESS 2490 HWY 6E50
SUBDIVISION _____
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2945-094-00-152
OWNER Michael & Linda McCallum
ADDRESS 579 Rio Linda Lane
TELEPHONE 243-4333

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000
SQ. FT. OF EXISTING BLDG(S) 4,960
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION one
USE OF EXISTING BLDGS marine sales & service
DESCRIPTION OF WORK AND INTENDED USE:
addition to shop

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

ZONE C-2
SETBACKS: Front _____ from property line or 55' from center of ROW, whichever is greater
Side 0' from property line
Rear 0' from property line
Maximum Height 40'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 9 TRAFFIC ZONE 9
Parking Req'mt see file
File Number #107-93
Special Conditions: see also Building Permit

Landscaping/Screening Req'd see file #107-93 #46982 - Water line must be extended in 1994 to provide fire protection. The property owner will pay for a portion of that extension. P.C. would as per Pen Wilson.

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
Date Approved 12/8/93

Applicant Signature [Signature]
Date 12/8/93

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

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