

DATE SUBMITTED 11/16/93

BUILDING PERMIT NO. 46982

FEE \$ paid

Original
Do NOT Remove
From Office

PLANNING CLEARANCE

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

107 93

BLDG ADDRESS 2490 Hwy 6 & 50

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 4,960

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-094-00-152

NO. OF BLDGS ON PARCEL _____

OWNER Michael C. McCallum
Linda L. McCallum

BEFORE THIS CONSTRUCTION one

USE OF EXISTING BLDGS marine sales & service

ADDRESS 579 Rio Linda Lane

DESCRIPTION OF WORK AND INTENDED USE:
addition to shop for service work - Foundation only

TELEPHONE 243-4333

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or
55' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 0' from property line

CENSUS TRACT 9 TRAFFIC ZONE 9

Rear 0' from property line

Parking Req't see file

Maximum Height 40'

File Number # 107-93

Maximum coverage of lot by structures _____

Special Conditions: Foundation only permitted

Landscaping/Screening Req'd see file # 107-93

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 Petersen

Applicant Signature Linda L. McCallum

Date Approved 11/16/93

Date November 16, 1993

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)