

DATE SUBMITTED 11-18-93

BUILDING PERMIT NO. 46929

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 2868 Hwy 6924 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 2943-181-00-089 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION INTERIOR only

OWNER GRAND JCT. PIPE USE OF EXISTING BLDGS \_\_\_\_\_

ADDRESS 2868 Hwy 6924 DESCRIPTION OF WORK AND INTENDED USE: rebuild office & restroom

TELEPHONE 245-3580

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

ZONE I-1 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 7 TRAFFIC ZONE 39

Rear \_\_\_\_\_ from property line Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

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 [Signature]

Date Approved 11/18/93 Date 11/18/1993

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

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