

DATE SUBMITTED 11-17-93

BUILDING PERMIT NO. 46920  
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 Hwy 6 CSD  
SUBDIVISION SAWTELLE  
FILING - BLK - LOT 3  
TAX SCHEDULE NO. 2945-092-05-006  
OWNER Jay Cook  
ADDRESS C/O Prime Properties  
TELEPHONE 245-0200

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
USE OF EXISTING BLDGS Commercial / Retail  
DESCRIPTION OF WORK AND INTENDED USE:  
ADD offices to Fundraiser existing

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

ZONE H0  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_  
Landscaping/Screening Req'd \_\_\_\_\_

*INTERIOR REMODEL ONLY*

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 9 TRAFFIC ZONE 9  
Parking Req'mt \_\_\_\_\_  
File Number \_\_\_\_\_  
Special Conditions: \_\_\_\_\_

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 11-17-93 Date 11/17/93

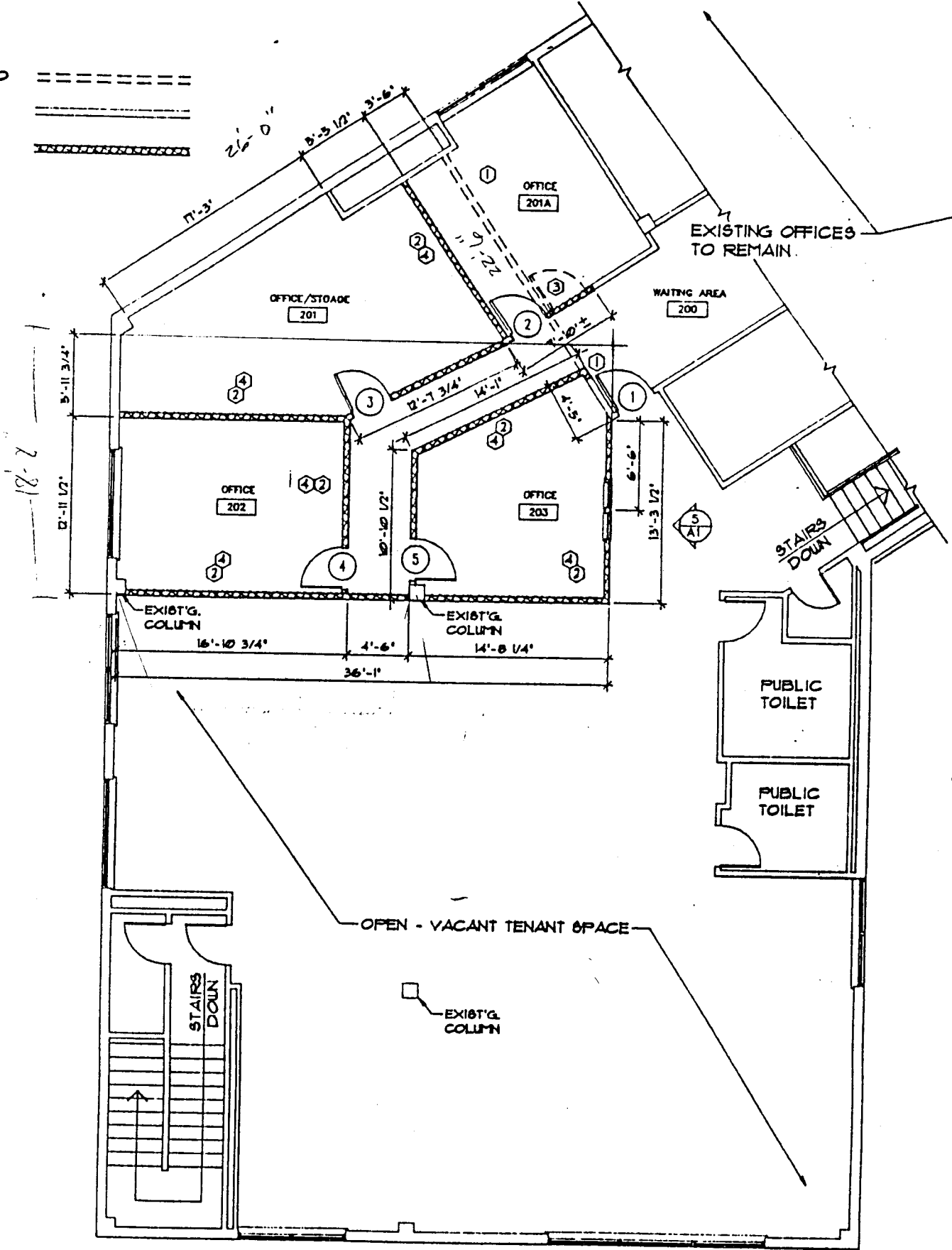
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

LEGEND:

- WALL TO BE REMOVED 
- EXIST'G. WALL TO REMAIN 
- NEW WALL 

*up stairs*



6 FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0"