

DATE SUBMITTED 11-17-93

BUILDING PERMIT NO. 46919

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 6450 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 2945-092-05-006 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER Jay Cook USE OF EXISTING BLDGS Commercial / office

ADDRESS clo Prime Properties DESCRIPTION OF WORK AND INTENDED USE:  
Add interior walls for Super Credit

TELEPHONE 245-0200

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

ZONE H-0 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from property line  
 Rear \_\_\_\_\_ from property line  
 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS TRACT 9 TRAFFIC ZONE 9

Maximum coverage of lot by structures \_\_\_\_\_ Parking Req'mt \_\_\_\_\_

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

Special Conditions: \_\_\_\_\_

*INTERIOR Remodel 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 [Signature] Applicant Signature [Signature]

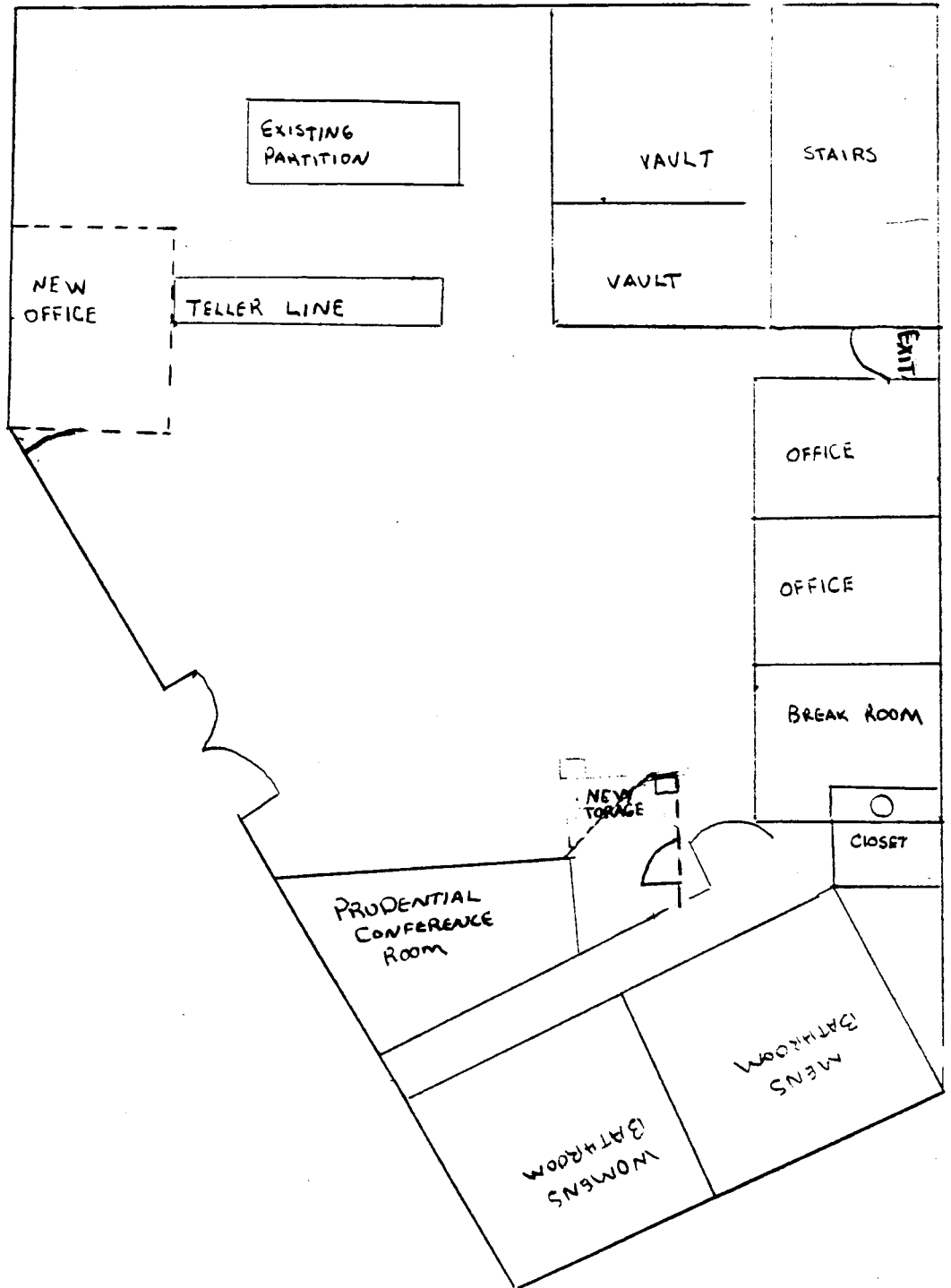
Date Approved 11-17-93 Date 11/17/93

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

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

# SOOPER CREDIT UNION

*downstairs*



EXISTING WALLS

NEW WALLS

SCALE 3/32 = 1'