

DATE SUBMITTED 9/2/93

BUILDING PERMIT NO. 46246

FEE \$ Paid w/ Site Plan Review

### PLANNING CLEARANCE

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

BLDG ADDRESS 865 North Ave  
SUBDIVISION Meacham  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
TAX SCHEDULE NO. 294514103004  
007  
OWNER Fay Meacham  
ADDRESS 702 Golfmore Drive 81506  
TELEPHONE 242-2115

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8600  
SQ. FT. OF EXISTING BLDG(S) 19290  
NO. OF FAMILY UNITS N/A  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
USE OF EXISTING BLDGS Commercial  
DESCRIPTION OF WORK AND INTENDED USE:

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

ZONE C-1  
SETBACKS: Front 0 from property line or \_\_\_\_\_ 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 \_\_\_\_\_  
Landscaping/Screening Req'd Per Approved Site Plan

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT 2 TRAFFIC ZONE 36  
Parking Req'mt 28 spaces on-site  
File Number 12-93

~~Special Conditions: FOUNDATION ONLY!!~~  
~~Full Permit Not to be issued until~~  
~~Final plans approved & improvements agreement~~  
~~and guarantee recorded~~

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 Kristen L. Caldwell  
Date Approved 2 Sept 93

Applicant Signature \_\_\_\_\_  
Date 9/02/93

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

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

DATE SUBMITTED 9/14/93

BUILDING PERMIT NO. 2,46246 ✓

FEE \$ Paid w/ Site Plan Review

### PLANNING CLEARANCE

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

BLDG ADDRESS 865 North Ave  
SUBDIVISION Meacham  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
TAX SCHEDULE NO. \_\_\_\_\_  
OWNER Ray Meacham  
ADDRESS 702 Golfmore Drive  
TELEPHONE 242-2115

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8600  
SQ. FT. OF EXISTING BLDG(S) 19,290  
NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
USE OF EXISTING BLDGS Commercial  
DESCRIPTION OF WORK AND INTENDED USE:  
Addition - Furniture store & warehouse

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

ZONE C-1  
SETBACKS: Front 0 from property line or \_\_\_\_\_ 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 \_\_\_\_\_  
Landscaping/Screening Req'd Per plan

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT 2 TRAFFIC ZONE 36  
Parking Req'mt 28 on site + 14 leased off site  
File Number 12-93  
Special Conditions: All construction to be per approved site plan & approved landscape plan.

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.

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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 Kristen A. Albrecht Applicant Signature [Signature]  
Date Approved 9/13/93 Date 9/14/93

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

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