

DATE SUBMITTED 12/13/93

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 10.00 pd 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 904 North Ave.  
SUBDIVISION Rose Park  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 11  
TAX SCHEDULE NO. 2945-141-19-011  
OWNER Tony Ferrara  
ADDRESS 737 Horizon Drive  
TELEPHONE 241-3606

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250 7  
SQ. FT. OF EXISTING BLDG(S) 375  
NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
USE OF EXISTING BLDGS Retail  
DESCRIPTION OF WORK AND INTENDED USE: Interior remodel

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

ZONE C-1  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line n/a  
Rear \_\_\_\_\_ from property line interior remodel  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_  
Landscaping/Screening Req'd no

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X  
CENSUS TRACT 5 TRAFFIC ZONE 33  
Parking Req'mt min. 10 spaces on site  
File Number 150-93  
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.

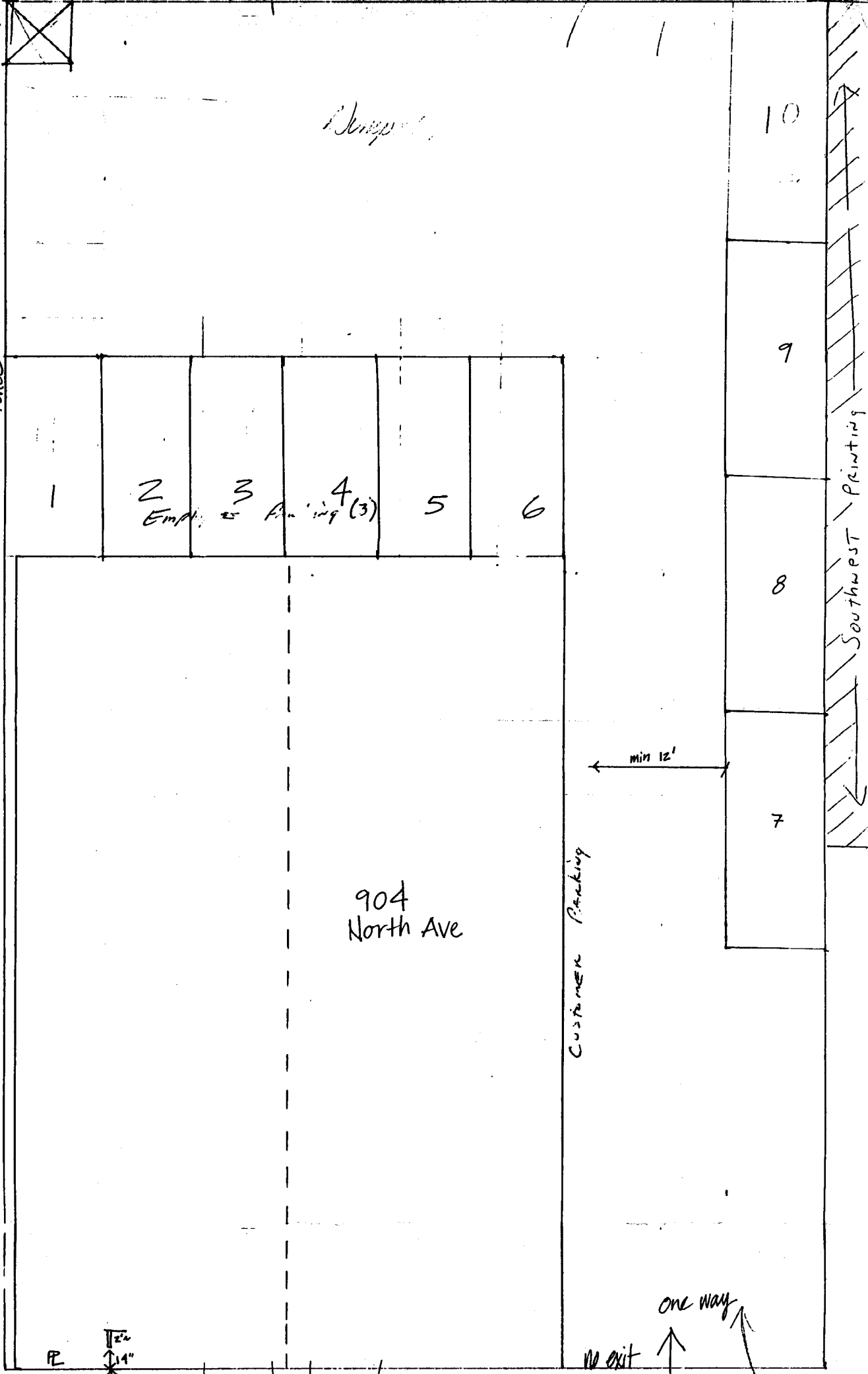
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 1/10/94 Date 1/10/94

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

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



904 North Ave

1/8" = 1'

12" ↑  
14" ↑  
6'4" to face of curb

NORTH AVE

Customer Parking

Southwest Printing

no exit

one way

ACCEPTED  
 AND  
 ALL  
 DEM  
 REF  
 LOTS  
 AND PROPERTY LINES.

KKA 1/10/94