

DATE SUBMITTED 9 SEPT 93

BUILDING PERMIT NO. 46542

FEE \$ 20<sup>00</sup>

### PLANNING CLEARANCE

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

*Handwritten initials*

BLDG ADDRESS 2892 NORTH AVE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4750

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) 16760

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 294307400048

NO. OF BLDGS ON PARCEL \_\_\_\_\_

OWNER EMORY CANTRELL

BEFORE THIS CONSTRUCTION 2

ADDRESS PO BOX 1292 DALTON CO

USE OF EXISTING BLDGS COMMERCIAL

TELEPHONE 706 226 5616

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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

ZONE C-1

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 15 from property line or 55 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side Ø from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear Ø from property line

Parking Req'mt (Employee Parking for Warehouse)

Maximum Height 40

File Number 20-93

Maximum coverage of lot by structures NA

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

Landscaping/Screening Req'd As per Approved PLAN File # 20-93

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 9-13-93

Date 9 SEPT 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)