

DATE SUBMITTED 11-23-93

BUILDING PERMIT NO. 47031

FEE \$ 40 fee

PLANNING CLEARANCE

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

BLDG ADDRESS 1300 PATTERSON

SQ. FT. OF PROPOSED BLDG(S)/ADDITION — 0 —

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 24' x 60'

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2945-013-00014

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER DAN GEOR

USE OF EXISTING BLDGS Business

ADDRESS 1300 PATTERSON

DESCRIPTION OF WORK AND INTENDED USE:
Interior remodel - no change in use

TELEPHONE 243-1200

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

ZONE PB

DESIGNATED FLOODPLAIN: YES _____ NO

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

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear _____ from property line

Parking Req'mt existing

Maximum Height _____

File Number #28-86

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd existing

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 Kathy Porter

Applicant Signature [Signature]

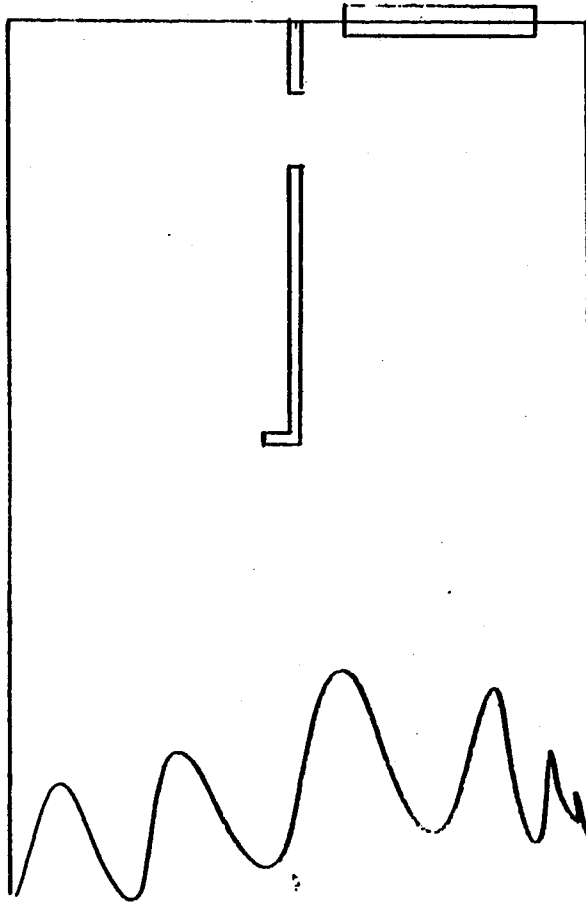
Date Approved 11/23/93

Date 11-23-93

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

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

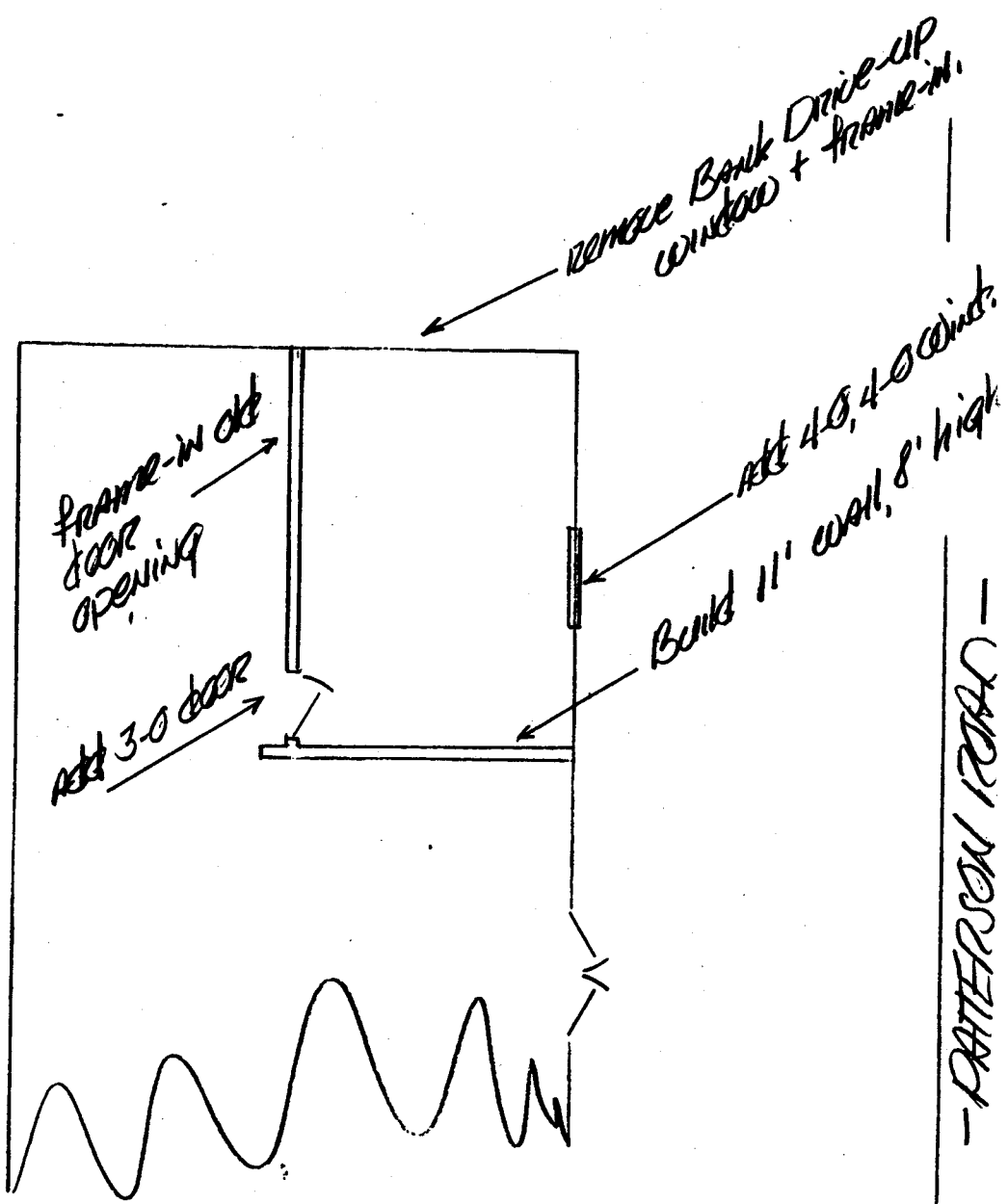
EISENMAN CONSTRUCTION, INC.
P. O. Box 1530
Pallisade, CO 81526



1308 PATTERSON ROAD
SCALE 1/8" = 1'0"

-EXISTING-

FEISENMAN CONSTRUCTION, INC.
P. O. Box 1530
Palisade, CO 81526



1308 PATTERSON ROAD - Proposed -
Scale 1/8" = 1'0"

- PATTERSON ROAD -