

DATE SUBMITTED 29 July 93

BUILDING PERMIT NO. 46015 ✓

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 2383 ARLANDS BLVD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 750  
 SUBDIVISION City of G. Jct SQ. FT. OF EXISTING BLDG(S) 0  
 FILING --- BLK --- LOT --- NO. OF FAMILY UNITS 0  
 TAX SCHEDULE NO. 2945 081 00948 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ---  
 OWNER CITY OF GRAND JCT USE OF EXISTING BLDGS 0  
 ADDRESS 250 N. 5th St DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE 244-1430 PICNIC SHELTER

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

ZONE ~~PZ~~ PZ DESIGNATED FLOODPLAIN: YES X NO ---  
 SETBACKS: Front 40 from property line or 40 from center of ROW, whichever is greater GEOLOGIC HAZARD: YES --- NO ---  
 Side 0 from property line CENSUS TRACT 9 TRAFFIC ZONE 11  
 Rear 0 from property line Parking Req'mt existing  
 Maximum Height 65' File Number ---  
 Maximum coverage of lot by structures --- Special Conditions: Exempt from floodplain  
 Landscaping/Screening Req'd --- Req. - (Public/Recreational use)

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 Poston Applicant Signature [Signature]  
 Date Approved 7-29-93 Date 29 July 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)