

DATE SUBMITTED 9/27/93

BUILDING PERMIT NO. 466619

FEE \$ None

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 315 W. SPENCE ST.

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

SUBDIVISION Knobley

SQ. FT. OF EXISTING BLDG(S) Interior

FILING _____ BLK 1 LOT 12-16

TAX SCHEDULE NO. 2945-154-02-937

NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER WESA Property

USE OF EXISTING BLDGS Storage

ADDRESS 536 White Ave.

DESCRIPTION OF WORK AND INTENDED USE:
Interior office construction.

TELEPHONE 244-1678

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

ZONE I-1

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 9 TRAFFIC ZONE 11

Rear _____ from property line

Parking Req't 1 space per 300 sq. ft. necessary work storage & shop area

Maximum Height _____

File Number As per discussion between Andy Anderson & Karl Metzner

Maximum coverage of lot by structures _____

Special Conditions: To replace an existing office that was in the section of building torn down. Interior remodel of a portion of existing concrete block building

Landscaping/Screening Req'd _____

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 Peterson

Applicant Signature Jim Roff

Date Approved 9/27/93 C/O 3/31/94

Date 9/27/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)