

DATE SUBMITTED 2/18/94

BUILDING PERMIT NO. ✓47694

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 1401 N 1ST ST.
SUBDIVISION MONUMENT HTS SUB-
FILING --- BLK 1 LOT 6 #7
TAX SCHEDULE NO. 2945-104-13-031
OWNER ED DYER
ADDRESS 1401 N 1ST ST, GR. JCT.
TELEPHONE 241-4000

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ---
SQ. FT. OF EXISTING BLDG(S) ---
NO. OF FAMILY UNITS ---
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
USE OF EXISTING BLDGS REAL ESTATE
DESCRIPTION OF WORK AND INTENDED USE:
- INTERIOR PARTITIONS ONLY -

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

ZONE PB
SETBACKS: Front --- from property line or --- from center of ROW, whichever is greater
Side --- from property line
Rear --- from property line
Maximum Height ---
Maximum coverage of lot by structures ---
Landscaping/Screening Req'd ---

DESIGNATED FLOODPLAIN: YES --- NO X
GEOLOGIC HAZARD: YES --- NO ---
CENSUS TRACT 4 TRAFFIC ZONE 10
Parking Req'mt ---
File Number ---
Special Conditions: ---

Interior Remodel Only

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 G. Edwards Applicant Signature J. H. [Signature]
Date Approved 2/18/94 Date 2-18-94

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

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