

FEE \$ 18 W/ ~~575~~

S.U.P.

BLDG PERMIT NO. 50690

PLANNING CLEARANCE

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

TCP Pt. Rept #1819

\$400.00
KKA

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 118 W 5th

TAX SCHEDULE NO. 2045-142-20-994

SUBDIVISION Grand lot

SQ. FT. OF PROPOSED BLDG(S)/ADDITION interior remodel

FILING BLK 38 LOT 28-32

SQ. FT. OF EXISTING BLDG(S) 1415

(1) OWNER American Red Cross

NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 506 Canyon

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE _____

USE OF ALL EXISTING BLDGS Office

(2) APPLICANT Hilgfeld Construction

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS PO Box 1131 95

(2) TELEPHONE 243-4048

interior remodel

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64

Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt see file #152-94
from center of ROW, whichever is greater

Special Conditions: No C.O. until site

Side _____ from PL Rear _____ from PL

Maximum Height Interior remodel improvements guaranteed if not installed prior to C.O. 35
Maximum coverage of lot by structures _____ CENSUS TRACT 3 TRAFFIC ZONE 35

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 11-30-94

Department Approval [Signature] Date 11/30/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1.75

Utility Accounting [Signature] Date 11-30-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accou.

exist. power pole

exist.

connect sewer piping to exist. tap

exist. gas meter - to remain

new elec. panel & meter

new conc. walk

EXISTING BUILDING
(to be remodeled)

remove exist. conc. walks & steps

remove exist. conc. walks & steps

planter

new conc. walk

new conc. ramp

new conc. walk

approx. limit of exist. lawn & landscaping

ACCEPTED *KA 11/30/94*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

