

DATE SUBMITTED 1/10/94

BUILDING PERMIT NO. 47772

FEE \$ _____

PLANNING CLEARANCE

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

BLDG ADDRESS 3260 N. 12th St.

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

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-013-00-007

NO. OF FAMILY UNITS _____

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Lyle Borpen

USE OF EXISTING BLDGS _____

ADDRESS 3260 N. 12th St.

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCTION TRAILER

TELEPHONE 250-1905

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

ZONE FR

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 25 from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 15 from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 30 from property line

Parking Req'mt N/A

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: #85-93 - CONST. & ONE

Landscaping/Screening Req'd

PERSON TEMP DWELLING DURING CONST.

MU4, MUST BE ON CONST. SITE

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 Karl M. Metzger

Applicant Signature Lyle Borpen

Date Approved 1/10/94

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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)