

FEE \$ N/C

BLDG PERMIT NO. 49044

PLANNING CLEARANCE

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

21-3490-02-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2452 F. R.D. TAX SCHEDULE NO. 2945-044-04001

SUBDIVISION Western Fed'l Savings Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER 2452 LLC NO. OF DWELLING UNITS
BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 2452 F. R.D.

(1) TELEPHONE 242-3311 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT SUPERIOR CONTRACTOR INC. USE OF ALL EXISTING BLDGS OFFICE

(2) ADDRESS 1901 W. 7th DESCRIPTION OF WORK & INTENDED USE: REMODEL

(2) TELEPHONE 245-2395 EAST SIDE 2ND FLOOR

✓ 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 PB Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt
 from center of ROW, whichever is greater

Side from PL Rear from PL
Special Conditions: INTERIOR Remodel
Only - No Change in Use.

Maximum Height
Maximum coverage of lot by structures CENSUS TRACT 9 TRAFFIC ZONE 4

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 James E. Darvell Sr. SCS Date 5-24-94

Department Approval Bonnie Edwards Date 6-1-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A
Utility Accounting Millie Fowler Date 6-1-94 mo. EQM - changed to 5.5 - per ME screen.

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

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