

DATE SUBMITTED 3/10/94

BUILDING PERMIT NO. 48003

FEE \$ 110.00 (paid)

City of Grand Junction  
Planning Office

### PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 551 Grand Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 875 sq ft

SUBDIVISION City of G.J.

SQ. FT. OF EXISTING BLDG(S) 2,700 sq ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 2945-143-05-007

NO. OF BLDGS ON PARCEL \_\_\_\_\_

OWNER Meridian Land & Title

BEFORE THIS CONSTRUCTION 1

ADDRESS 551 Grand Ave

USE OF EXISTING BLDGS Office

TELEPHONE 245-5180

DESCRIPTION OF WORK AND INTENDED USE:  
875 sq ft office addition

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

ZONE B-3

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 1 TRAFFIC ZONE 42

Rear \_\_\_\_\_ from property line

Parking Req't 13

Maximum Height \_\_\_\_\_

File Number # 26-94

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: approx. 15' of curb & gutter

Landscaping/Screening Req'd existing

must be replaced as per City Engineer's requirements

per to issuance of a C.O.

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 [Signature]

Date Approved 3/10/94

Date 2/13/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)