

DATE SUBMITTED 4-21-94

BUILDING PERMIT NO. 48933

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 1022 Grand Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 70x50 approx

FILING - BLK 68 LOT 24-32

TAX SCHEDULE NO. 2945-141-41-250

NO. OF FAMILY UNITS _____

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Joe Sprague

USE OF EXISTING BLDGS day care

ADDRESS 3075 S. High St. Denver, CO ⁸⁰²¹⁰

DESCRIPTION OF WORK AND INTENDED USE:
INTERIOR PLUMBING

TELEPHONE 761-0807

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 45' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line

CENSUS TRACT 2 TRAFFIC ZONE 36

Rear 20' from property line

Parking Req'mt _____

Maximum Height 36'

File Number _____

Maximum coverage of lot by structures 60%

Special Conditions: _____

Landscaping/Screening Req'd _____

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 Sonnie Edwards Applicant Signature David Deorbon April 21, 1994

Date Approved 4-20-94 Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)