

DATE SUBMITTED 3/4/94BUILDING PERMIT NO. 47820FEE \$ paid

PLANNING CLEARANCE

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

BLDG ADDRESS 1928 1/2 GRAND AVE. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2075
SUBDIVISION PARKLAND SQ. FT. OF EXISTING BLDG(S) 0
FILING _____ BLK 1 LOT 19 NO. OF FAMILY UNITS (2) - ONE Duplex
TAX SCHEDULE NO. 2945-131-18-020 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
OWNER SUPERIOR CONTRACTING INC. USE OF EXISTING BLDGS NA
ADDRESS 1901 N 7TH G.I. DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 245-2395 NEW CONSTRUCTION

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

ZONE MF 32 DESIGNATED FLOODPLAIN: YES _____ NO ☒
SETBACKS: Front 20 from property line or 50 from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
Side 10 from property line CENSUS TRACT 7 TRAFFIC ZONE 38
Rear 20 from property line Parking Req't 4
Maximum Height 36' File Number #28-94
Maximum coverage of lot by structures 100% Special Conditions: _____
Lot = 8758 sq. ft. structure 2075 sq. ft.
Landscaping/Screening Req'd 20% of developable area =
~~1751.6~~ 1,751.6 sq. ft.

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 Posten Applicant Signature James E. Dorell
Date Approved 3/4/94 Date 2-22-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)