

DATE SUBMITTED 3/4/94

BUILDING PERMIT NO. 47820

FEE \$ 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
 Side 10 from property line GEOLOGIC HAZARD: YES _____ NO _____
 Rear 20 from property line CENSUS TRACT 7 TRAFFIC ZONE 38
 Maximum Height 36' Parking Req't 4
 File Number #28-94
 Special Conditions: _____
 Maximum coverage of lot by structures 100%
 Landscaping/Screening Req'd 20% of total area =
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 Nathy Postum Applicant Signature James E. Darrell
 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)