

DATE SUBMITTED 2/22/94

BUILDING PERMIT NO. 47657

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 2712 U.S Hwy 50 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~6000 sq~~
 SUBDIVISION ~~HO~~ SQ. FT. OF EXISTING BLDG(S) 6000 sq. ft
 FILING - BLK - LOT - NO. OF FAMILY UNITS _____
 TAX SCHEDULE NO. 2945-252-00-038 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 3
 OWNER Platenn Service #491 USE OF EXISTING BLDGS bedrooms, storage, storage
 ADDRESS 2712 U.S. Hwy. 50 DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE 241-5424 add 3 sinks - INTERIOR only

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

ZONE HO 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 13 TRAFFIC ZONE 80
 Rear _____ from property line Parking Req'mt _____
 Maximum Height _____ File Number _____
 Maximum coverage of lot by structures _____ Special Conditions: _____
 Landscaping/Screening Req'd only

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 [Signature] Applicant Signature Bill Hays
 Date Approved 2/22/94 Date 2/22/94

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

(White. Planning) (Yellow. Customer) (Pink. Building Department)