

DATE SUBMITTED 2/2/94

BUILDING PERMIT NO. 47579 ✓

FEE \$ None

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 2490 Hwy 6 + 50 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 7000

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS 6

TAX SCHEDULE NO. 1945-094-00-152 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Michael C. + Linda L. McCallum USE OF EXISTING BLDGS 1

ADDRESS 579 Rio Linda Ln GRAND JCT DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 303-243-4333 Remodel, windows, counter tops, new ROCT PAINT

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

ZONE C-2 DESIGNATED FLOODPLAIN: YES _____ NO Y

SETBACKS: Front _____ from property line or 55' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____

Side 0' from property line CENSUS TRACT 9 TRAFFIC ZONE 9

Rear 0' from property line Parking Req'mt see file

Maximum Height 40' File Number #107-93

Maximum coverage of lot by structures _____ Special Conditions: remodel - no change in use

Landscaping/Screening Req'd see file #107-93

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 Poston Applicant Signature [Signature]

Date Approved 2/2/94 Date 2/2/94

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

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