

DATE SUBMITTED 4/5/94

BUILDING PERMIT NO. 48334

FEE \$ 110.00 pd w/ Site Plan Review

PLANNING CLEARANCE

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

BLDG ADDRESS 2508 Hwy 6 & 50

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900

SUBDIVISION RIVERSIDE

SQ. FT. OF EXISTING BLDG(S) 700

FILING _____ BLK _____ LOT 3

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-103-00-058

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Bob's Quality Housing

USE OF EXISTING BLDGS Sales Office

ADDRESS 2508 Hwy 6 & 50

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE 245-4143

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO X

Side 0 from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 0 from property line

Parking Req'mt Per plan

Maximum Height _____

File Number 45 94

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd Per plan

Subject to all requirements of Building and Fire Departments

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 [Signature]

Date Approved 4/7/94

Date 4-7-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

ACCEPTED VKA 4/5/94
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

