

DATE SUBMITTED 3-22-94

BUILDING PERMIT NO. 48045

FEE \$ none

### PLANNING CLEARANCE

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

BLDG ADDRESS 2454 Hwy 6:50

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION Suite 111  
Sawteek Sub.

SQ. FT. OF EXISTING BLDG(S) 9,638 (space)

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1:2

TAX SCHEDULE NO. 2945-091-05-008

NO. OF FAMILY UNITS N/A

OWNER Valley Plaza, Inc.  
Jay Cooke

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 2655 Woodwards Ave.  
Blanchfield Hills, Mo. 64514

USE OF EXISTING BLDGS Retain

TELEPHONE 313-338-9800 48304

DESCRIPTION OF WORK AND INTENDED USE:  
INTERIOR TENANT FINISH

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

ZONE H.O.

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

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

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from property line

CENSUS TRACT 9 TRAFFIC ZONE 9

Rear \_\_\_\_\_ from property line

Parking Req't. existing

Maximum Height \_\_\_\_\_

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: interior remodel - no change in use.

Landscaping/Screening Req'd existing

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 Parker

Applicant Signature Greg H. Wolfe

Date Approved 3/22/94

Date 3-22-94

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

(White. Planning)

(Yellow. Customer)

(Pink. Building Department)