

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

*F.1e
#134-93*

BLDG ADDRESS 2571 Highway 50

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4661.87 sq ft

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 7560. sq ft

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS none

TAX SCHEDULE NO. 2945-151-00095

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION one

OWNER David S. McDonald

USE OF EXISTING BLDGS retail sales & service

ADDRESS 391 Rodell, Gr. Jct. 81503

DESCRIPTION OF WORK AND INTENDED USE:
building addition for retail sales

TELEPHONE 245-0812

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

ZONE C-1

DESIGNATED FLOODPLAIN: YES _____ NO _____

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

GEOLOGIC HAZARD: YES _____ NO _____

Side 0 from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 0 from property line

Parking Req'mt see file Revised site plan

Maximum Height 40

File Number 134-93

Maximum coverage of lot by structures _____

Special Conditions: Landscaping shall be

Landscaping/Screening Req'd yes - see site

installed prior to issuance of C.O.

Letter of Credit for sewer

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]

ate Approved 5-2-94

Date Nov. 5, 1993

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)