

DATE SUBMITTED 2-3-94

BUILDING PERMIT NO. 47548

FEE \$ -0-

PLANNING CLEARANCE

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

BLDG ADDRESS 414 Main Street

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

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 2496

FILING BLK 103 LOT 29

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-143-16-008

NO. OF BLDGS ON PARCEL _____

OWNER L. P. Bucklin by

BEFORE THIS CONSTRUCTION _____

Pat Gormley

USE OF EXISTING BLDGS _____

ADDRESS 2433 North 1st

Grand Junction, CO 81501

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-6576

radio station/add handicapped bathroom

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

ZONE B-3

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 1 TRAFFIC ZONE 42

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

Interior Remodel - No
change in use

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 _____

Date Approved 2-3-94

Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)