

DATE SUBMITTED 1/18/94

BUILDING PERMIT NO. 47332

FEE \$ NC

PLANNING CLEARANCE

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

(3)

BLDG ADDRESS 504⁵¹⁰ MAIN ST
SUBDIVISION City
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2945-143-17-005
OWNER RON MAUPIN
ADDRESS 1429 Grand Ave
TELEPHONE 245-1404

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA
SQ. FT. OF EXISTING BLDG(S) ~~2750~~ 3168
NO. OF FAMILY UNITS 2 NA
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA
USE OF EXISTING BLDGS retail shop
DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

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

ZONE B-3
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line N/A
Rear _____ from property line Interior Remodel
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 1 TRAFFIC ZONE 42
Parking Req'mt None
File Number N/A
Special Conditions: _____

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 1/18/94 Date 1/18/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)