

DATE SUBMITTED 4/08/94

BUILDING PERMIT NO. 48214

FEE \$ 10 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 2853 NORTH AVE.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8044

SUBDIVISION METS

SQ. FT. OF EXISTING BLDG(S) 3600⁺ (TO BE DEMO'D.)

FILING _____ BLK _____ LOT 2 & TRACT 2 & 3

NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. _____

NO. OF BLDGS ON PARCEL _____

BEFORE THIS CONSTRUCTION ONE

OWNER (KNIGHTS OF COLUMBUS) MESA ASSETS HOLDING CORP.

USE OF EXISTING BLDGS RECREATIONAL HALL

ADDRESS 2853 NORTH AVE.

DESCRIPTION OF WORK AND INTENDED USE:
BUILD NEW RECREATION HALL

TELEPHONE _____

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 7 TRAFFIC ZONE 39

Rear 0 from property line

Parking Req'mt 97 - see plan & lease

Maximum Height _____

File Number 30-94

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd YES

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 4/8/94 Date 4/08/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

WA 4/8/94

NORTH AVENUE



