

DATE SUBMITTED _____

BUILD # PERMIT NO. 48229

#60 94

Original
Do NOT Remove
From Office

FEE \$ 195.00

PLANNING CLEARANCE

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

BLDG ADDRESS 2145 River Rd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,000 Sq Ft.

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS -0-

TAX SCHEDULE NO. 2697-363-00-941

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 8

Mesa County/

OWNER City of Grand Junction

USE OF EXISTING BLDGS Wastewater Treatment Plant

ADDRESS 250 N. 5th St.

DESCRIPTION OF WORK AND INTENDED USE:
vehicle storage and area for machine repair

Grand Junction, CO 81501

TELEPHONE (303) 244-1487

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

ZONE I-1

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or 25' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 0 from property line

CENSUS TRACT 14 TRAFFIC ZONE 98

Rear 0 from property line

Parking Req'mt _____

Maximum Height 65'

File Number 60-94

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

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 Yerry Braun

Date Approved 4-8-94 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)