

DATE SUBMITTED 10/30/93

BUILDING PERMIT NO. 46837

FEE \$ paid with 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 610 Reed Ave.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2232 sq. ft

SUBDIVISION City of J.G.

SQ. FT. OF EXISTING BLDG(S) 4752 sq. ft.

FILING BLK 94 LOT 27328

NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2945-143-07-007

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Unigust Mortgage

USE OF EXISTING BLDGS office

ADDRESS 610 Reed Ave.

DESCRIPTION OF WORK AND INTENDED USE: 2nd floor addition - comp. rm. & office

TELEPHONE 241-4453

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

ZONE B-3

DESIGNATED FLOODPLAIN: YES NO

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

GEOLOGIC HAZARD: YES NO

Side 0' from property line

CENSUS TRACT 1 TRAFFIC ZONE 42

Rear 0' from property line

Parking Req'mt public parking available, as dete. - #129-93 min'd by survey info., with in 500'

Maximum Height 40'

File Number #129-93

Maximum coverage of lot by structures NA

Special Conditions: cell fill

Landscaping/Screening Req'd NA

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 Kathy Porter

Applicant Signature Bruce Melquist

Date Approved 11/5/93 C/O 4/11/94

Date 11/5/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)