

DATE SUBMITTED 3-29-94

BUILDING PERMIT NO. 48168

FEE \$ 10<sup>00</sup>

### PLANNING CLEARANCE

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

BLDG ADDRESS 124 W. Spruce

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~23 x 20~~

SUBDIVISION Moberg Sub

SQ. FT. OF EXISTING BLDG(S) 33 x 20

FILING BLK 6 LOT 12

NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2945-154-05-013

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ONE

OWNER Raso Prop / Bill Owen

USE OF EXISTING BLDGS OFFICE / JAIL BOND

ADDRESS 101 So. 3<sup>RD</sup>

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-9180 / 243-3733

Handicap ramp

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

ZONE ~~C-2~~ C-2

DESIGNATED FLOODPLAIN: YES NO X

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

GEOLOGIC HAZARD: YES NO

Side 0' from property line

CENSUS TRACT 9 TRAFFIC ZONE 43

Rear 0' from property line

Parking Req'mt \_\_\_\_\_

Maximum Height 40'

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: vehicular areas / parking lot

Landscaping/Screening Req'd As show on site plan and what exists as of 3-31-94

shall have a "dust free" surface which may include gravel.

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 3-31-94

Date 3/29/94

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

(White. Planning)

(Yellow. Customer)

(Pink. Building Department)

EAST ALLEY

ACCEPTED *[Signature]* 3-31-94  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND THE CITY ENGINEER  
BEFORE ANY CONSTRUCTION BEGINS  
ON THIS PROJECT.

124 N. SPRUCE  
Existing structure

22'

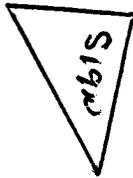
LAWN 15'

Driveway

20' PARKING  
20' ROCK PORCH PARKING AND DRIVEWAYS  
DRIVEWAY

LAWN 20'

WHITE  
ROCK



ROCK

15' LAWN  
Tree

15' LAWN  
Tree

Tree

N. SPRUCE