

DATE SUBMITTED 2/17/94

BUILDING PERMIT NO. 47634

FEE \$ N/C

PLANNING CLEARANCE

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

BLDG ADDRESS 248 Ute

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

SUBDIVISION 2945-143-26-013

SQ. FT. OF EXISTING BLDG(S) 20x30

FILING --- BLK 123 LOT 205

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. ---

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Brad Stewart

USE OF EXISTING BLDGS Bike Shop

ADDRESS 248 Ute

DESCRIPTION OF WORK AND INTENDED USE:
Removed interior wall-

TELEPHONE 245-2699

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES --- NO X

SETBACKS: Front --- from property line or --- 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 ---

Maximum Height ---

File Number ---

Maximum coverage of lot by structures ---

Special Conditions: ---

Landscaping/Screening Req'd ---

INTERIOR ONLY
Remodel 40'

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 R S Edwards

Applicant Signature Patricia L. Brennan

Date Approved 9-17-94

Date 2/17/94

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

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