

FEE \$ 500

BLDG PERMIT NO. 51883

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2452 PATERSON TAX SCHEDULE NO. 2945-044-04001
 SUBDIVISION WESTERN Fed'l Savings Co SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S)
 (1) OWNER 2452 L.L.C. NO. OF DWELLING UNITS
 BEFORE: AFTER: CONSTRUCTION
 (1) ADDRESS 2452 PATERSON NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 242-3311 USE OF ALL EXISTING BLDGS OFFICE
 (2) APPLICANT SUPERIOR CONTRACTOR, INC. DESCRIPTION OF WORK & INTENDED USE: ERECT INTERIOR
 (2) ADDRESS 1901 W 7th WALL FOR OFFICE SPACE + STAIRS FOR
 (2) TELEPHONE 245-2375 STORAGE

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PB Landscaping / Screening Required: YES NO
 SETBACKS: Front from Property Line (PL) or Parking Req'mt
 from center of ROW, whichever is greater
 Side from PL Rear from PL Special Conditions: INTERIOR REMODEL only
 Maximum Height CENSUS TRACT 9 TRAFFIC ZONE 74
 Maximum coverage of lot by structures

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature James E. Paul for SCT Date 1-17-95
 Department Approval Ronnie Edwards Date 1-19-95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.
 Utility Accounting Tracy Kasper Date 1/19/95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)