

DATE SUBMITTED: 4/24/89

PERMIT # 32811

FEE 710.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1018 N 1st

SQ. FT. OF BLDG: N/A

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: N/A

FILING # _____ BLK # 11 LOT # 13-24

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-142-01-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: U. RAY WILMER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 562 White Avenue
1/2 Tom Elder

Standard Two

PHONE: 242-1453 - Canvas Products

DESCRIPTION OF WORK AND INTENDED USE:
Replace awning

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Must be 45' from center line of property line, whichever is greater

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

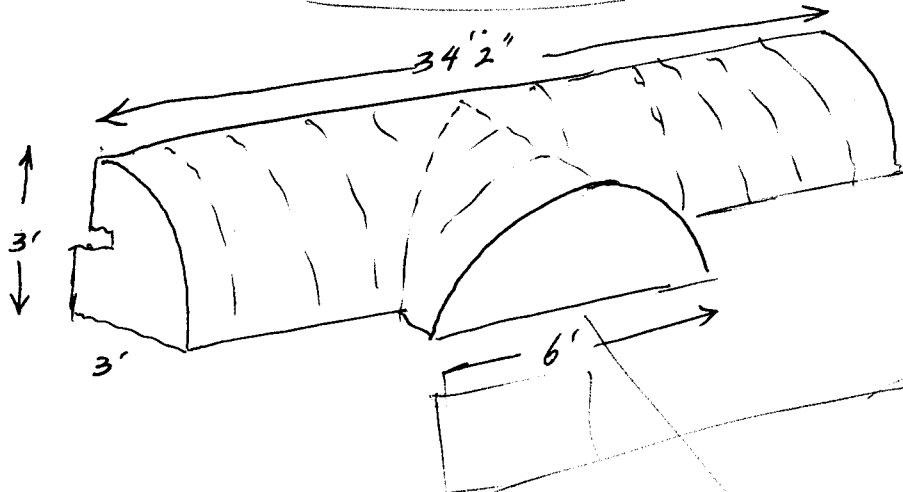
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/24/89

APPROVED BY: Kathy Porter

James A. Younger
SIGNATURE

Sign



ACCEPTED *SP 4/24/89*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

