

DATE SUBMITTED: 11/17/89

PERMIT # 34571

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 137 North 5th

SQ. FT. OF BLDG: existing

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-16-006

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Snap Photo

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 137 North 5th

Retail

PHONE: 241-9425

DESCRIPTION OF WORK AND INTENDED USE:

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

Awning with ~~Sign~~ SIGN

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES _____ NO

SETBACKS: F 65' 5" BT. 35' Ret. S R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: NO

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: For Awning

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.

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: 11-20-89

APPROVED BY: Linda Wetzel

[Signature]
SIGNATURE