

DATE SUBMITTED: 7-6-89

PERMIT # 33408

FEE ~~10.00~~ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: ⁶¹²~~607~~ MAIN Street

SQ. FT. OF BLDG: NA ^{Canopy} 22'4" x 40"

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: NA

FILING # _____ BLK # 105 LOT # 27

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-18-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Pat Gormley

USE OF ALL EXISTING BUILDINGS:
retail

ADDRESS: 624 Fletcher Ln

PHONE: 242-1453-Contractor

DESCRIPTION OF WORK AND INTENDED USE:
AWNING For Capps - Mattresses

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: B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R A

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 42

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: NA

SPECIAL CONDITIONS: Canopy across front of building - must meet height requirement as per building

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 AND 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: 7/6/89

[Signature]
SIGNATURE

APPROVED BY: Kathy Portner