

DATE SUBMITTED: 4/8/85

PERMIT # 23031
FEE 1000

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 418 Main SQ. FT. OF BLDG: _____

SUBDIVISION: City of Grand Junction SQ. FT. OF LOT: _____

FILING # _____ BLK # 103 LOT # 28 NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Wm Rosenthal

ADDRESS: above USE OF ALL EXISTING BUILDINGS: _____

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

DESCRIPTION OF WORK AND INTENDED USE: New Front Canopy

FOR OFFICE USE ONLY

ZONE: B-3 FLOODPLAIN: YES _____ NO

SETBACKS: F 0 S 0 R 0 GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____ CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____ SPECIAL CONDITIONS: _____

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: 4/8/85

APPROVED BY: [Signature]

Betty Benson
SIGNATURE