

DATE SUBMITTED: July 20, 1990

PERMIT # 36438

FEE No Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 807 North 1st St

SQ. FT. OF BLDG: 6000

SUBDIVISION: _____

SQ. FT. OF LOT: 15000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-151-01-014

PROPERTY OWNER: George Chronis

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: PO Box 90266

Retail

PHONE: 292-4230

DESCRIPTION OF WORK AND INTENDED USE: _____

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

Commercial Awning

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: _____

CENSUS TRACT #: 3

LANDSCAPING/SCREENING: for permit

TRAFFIC ZONE: 35

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 7-20-90

APPROVED BY: [Signature]

[Signature]
SIGNATURE