

DATE SUBMITTED 7-28-93

BUILDING PERMIT NO. 46091V

FEE \$ No Fee  
NO CHANGE IN USE

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

#### Grand Junction Department of Community Development

BLDG ADDRESS 4th & Colo <sup>359 Colorado</sup> SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION G.J. SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK 12A LOT 14-16 NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2945-143-27-000 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Harvey Nelson USE OF EXISTING BLDGS yes

ADDRESS 193 Webster Dr. DESCRIPTION OF WORK AND INTENDED USE: Awning (Replace existing)

TELEPHONE 242-1974 243-8745

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-2 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 25' from property line or 25' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 0 from property line CENSUS TRACT 1 TRAFFIC ZONE 42

Rear 0 from property line Parking Req'mt \_\_\_\_\_

Maximum Height 40' File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval [Signature] Applicant Signature [Signature]

Date Approved 7-28-93 Date 7/27/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)