

DATE SUBMITTED: 7-8-93

PERMIT NO. 45629

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 715 Horizon Drive

SQ. FT. OF BLDG: 73,000

SUBDIVISION —

SQ. FT. OF LOT: 125017

FILING # — BLK # — LOT # —

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2701-363-00-093

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER Stuart Sidney

USE OF EXISTING BUILDINGS: Retail + office

ADDRESS ~~161~~ PO 1568

TELEPHONE: 619 245-9888

DESCRIPTION OF WORK AND INTENDED USE: Awnings

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H.O.

FLOODPLAIN: YES — NO —

SETBACKS: FRONT —

GEOLOGIC HAZARD: YES — NO —

SIDE — REAR AWNING

CENSUS TRACT: — TRAFFIC ZONE: —

MAXIMUM HEIGHT —

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: —

SPECIAL CONDITIONS: —

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).

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

7-8-93
Date Approved

—
Date

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