

DATE SUBMITTED 8-3-93

BUILDING PERMIT NO. 46290

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PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 646 Main St. SQ. FT. OF PROPOSED BLDG(S)/ADDITION interior remodel
 SUBDIVISION _____
 FILING _____ BLK 5 LOT Parts of 18-20 SQ. FT. OF EXISTING BLDG(S) _____
 TAX SCHEDULE NO. 294514418007 NO. OF FAMILY UNITS _____
 OWNER Robert J. Armantrout NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 ADDRESS 2291 Shiprock Rd. USE OF EXISTING BLDGS (Retail) Furniture Finishing
 TELEPHONE 2-5324 DESCRIPTION OF WORK AND INTENDED USE: Paint Booth

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

ZONE B-3 DESIGNATED FLOODPLAIN: DESIGNATED YES _____ NO X
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side _____ from property line Remodel CENSUS TRACT _____ TRAFFIC ZONE _____
 Rear _____ from property line Change Use Parking Req'mt _____
 Maximum Height _____ File Number _____
 Maximum coverage of lot by structures No Special Conditions: Must meet all Building and Fire Codes
 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 Marcia Peters Applicant Signature Robert J. Armantrout
 Date Approved 8-3-93 Date 8/3/93

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

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