

DATE SUBMITTED 9-21-93

BUILDING PERMIT NO. 46182

FEE \$ PAID

### PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 2224 Sanford Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20 x 32 Canopy  
 SUBDIVISION Sellers SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 5 LOT 7 NO. OF FAMILY UNITS \_\_\_\_\_  
 TAX SCHEDULE NO. 2701-313-05-015 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
 OWNER Bruce Gullikson USE OF EXISTING BLDGS \_\_\_\_\_  
 ADDRESS 166 Edlum DESCRIPTION OF WORK AND INTENDED USE: INSTALL CANOPY  
 TELEPHONE 241-0401

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

ZONE I-1 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line or 35 from center of ROW, whichever is greater  
 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0' from property line CENSUS TRACT 9 TRAFFIC ZONE 7  
 Rear 0' from property line Parking Req'mt As per plan  
 Maximum Height 05' File Number 86-93  
 Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: Revised original approval for size of canopy from 15' x 20' to 20' x 32'  
 Landscaping/Screening Req'd SEE # 8693

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 9-21-93 Date 9-21-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)