

DATE SUBMITTED \_\_\_\_\_

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BUILDING PERMIT NO. 49149

FEE \$ pd receipt #1243

#93 94

### PLANNING CLEARANCE

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

BLDG ADDRESS 1203 Colo. Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0 (TOTAL)

SUBDIVISION Keith ADD

SQ. FT. OF EXISTING BLDG(S) 312<sup>sq</sup> plus 228 = 540

FILING \_\_\_\_\_ BLK 2 LOT 1

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2945-133-19-001

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER JAMES LAYMAN

USE OF EXISTING BLDGS 0

ADDRESS 1285 WALNUT AVE. G.J.

DESCRIPTION OF WORK AND INTENDED USE:  
REMODEL (HOT DOG STAND)

TELEPHONE 245-5816

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front \_\_\_\_\_ from property line or 25 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

Side 0 from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear 0 from property line

Parking Req'mt 10 off-street

Maximum Height 40

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: Variance requested to reduce off-street parking from 10 to 8 spaces

Landscaping/Screening Req'd 75% required front yard

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 Tom Dixon

Applicant Signature James Layman

Date Approved 6-9-94

Date 5/18/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)