

DATE SUBMITTED 10/26/93

BUILDING PERMIT NO. 47835

FEE \$ NC

3/9/94  
**PLANNING CLEARANCE**

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

BLDG ADDRESS 1133 Fatterson

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SUBDIVISION Village Fair

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT Tr.A

NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2945-111-27-003

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

OWNER \_\_\_\_\_

USE OF EXISTING BLDGS Commercial

ADDRESS \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
canopy/sign

TELEPHONE \_\_\_\_\_

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

ZONE PB

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

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

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

Side \_\_\_\_\_ from property line

CENSUS TRACT 5 TRAFFIC ZONE 32

Rear \_\_\_\_\_ from property line N/A

Parking Req'mt N/A

Maximum Height \_\_\_\_\_

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

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

Special Conditions: See Sign Permit issued 10/26/93

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 10/26/93

Date 3-9-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)