

| | |
|------------------------------------|---------------------------|
| Planning \$ <u>10⁰⁰</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>60362</u> |
| FILE # |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 251 Coho
 SUBDIVISION City of G.J.
 FILING — BLK 123 LOT 12-13
 (1) OWNER Bicycle OutFitters
 (1) ADDRESS 251 Coho
 (1) TELEPHONE 245-2699
 (2) APPLICANT DENNA & SAIC UPL
 (2) ADDRESS 412 Grand mesa Ave #3
 (2) TELEPHONE 245-3741

TAX SCHEDULE NO. 2945-143-26-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: AWNING

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or 40 from center of ROW, whichever is greater Parking Req'mt _____
 Side 0 from PL Rear 0 from PL Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 1 Traffic Zone 43 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

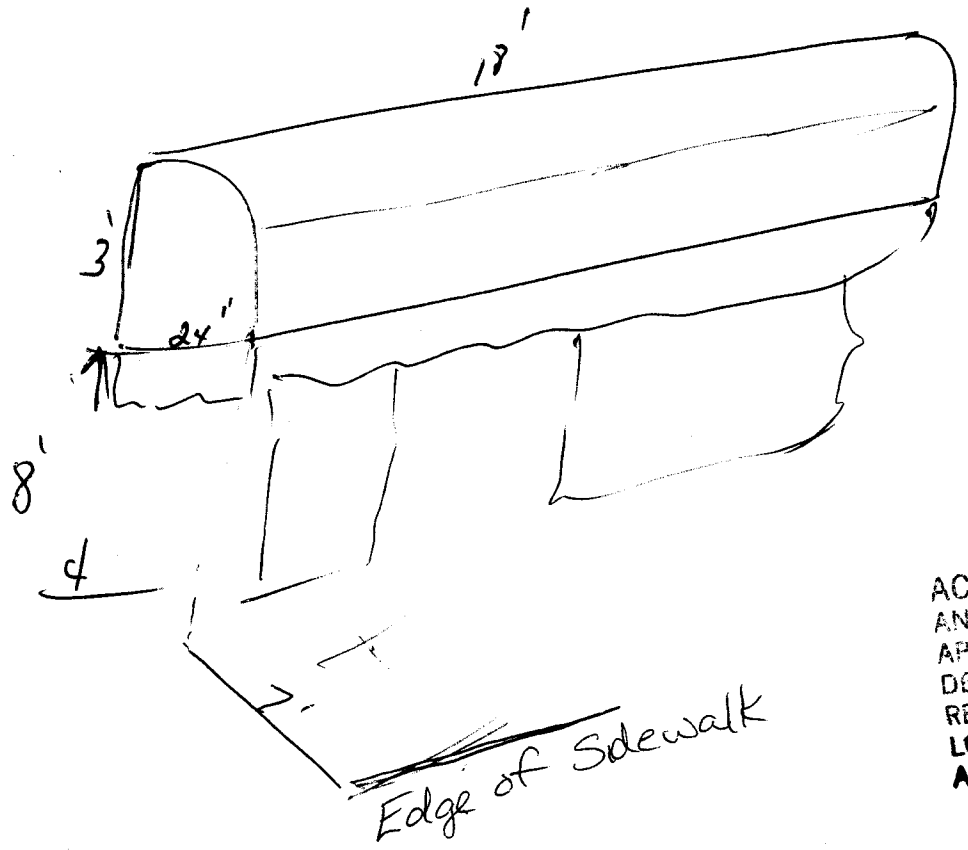
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 5/13/97
 Department Approval [Signature] Date 5/13/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO 2 W/O No. 104-030-129
 Utility Accounting [Signature] Date 5/13/97

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SLC 5/12/97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.