

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2448 FROAD Blvd. C"

SQ FT OF BLDG: 1800 #

SUBDIVISION: FISHER SUBDIVISION

SQ FT OF LOT: 12,825 #

FILING # 1 BLK # 1 LOT # 5

NUMBER OF FAMILY UNITS: -

TAX SCHEDULE NUMBER: 2945-043-01-006

NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED CONSTRUCTION ONE

PROPERTY OWNER: JOHN CAUNESS

ADDRESS: P.O. Box 2893

USE OF ALL EXISTING BUILDINGS: LIQUOR STORE

PHONE: 241-1650

DESCRIPTION OF WORK AND INTENDED USE:

MASONRY STRUCTURE FOR OIL CHANGING & CAS WASH. COMMERCIAL BUILDING

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

ZONE: HO

FLOOD PLAIN: YES NO

SETBACKS: F AS PER APP PLAN R

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: PER PLAN

CENSUS TRACT NUMBER: 9

MAXIMUM HEIGHT: PER PLAN

SPECIAL CONDITIONS: AS PER

PARKING SPACES REQUIRED: PER PLAN

CITY COUNCIL APPROVAL

LANDSCAPING/SCREENING: PER PLAN

2-16-83

NOTE NO CO UNTIL ENTIRE PROJECT COMPLETED

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE PLANNING DEPARTMENT (Section 307, Uniform Building Code).

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.

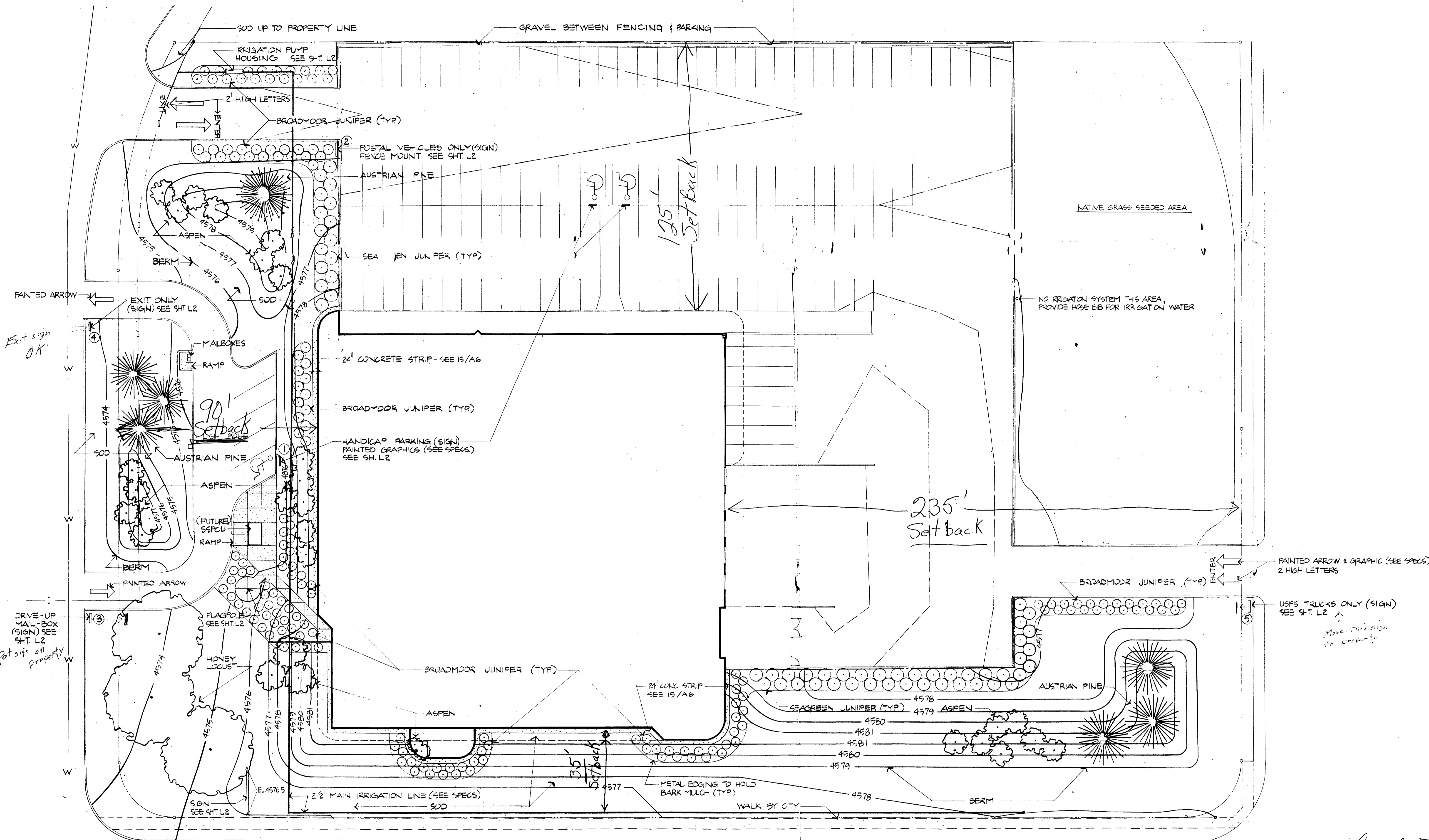
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Signature of Scott DeWase

SIGNATURE

DATE APPROVED: 2-16-83

APPROVED BY: [Signature]



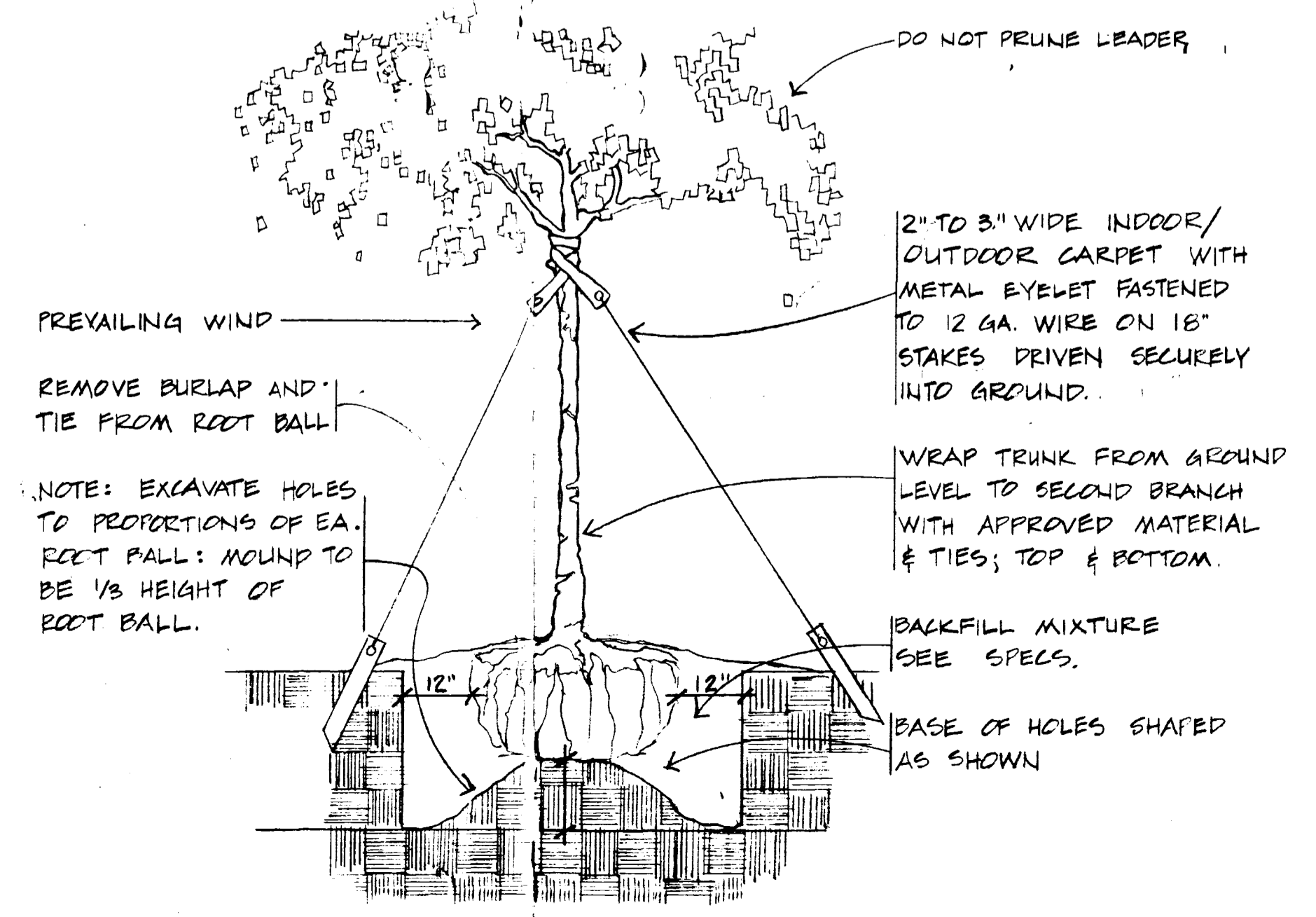
**GENERAL SITE PLAN NOTES**

- IRRIGATION WILL BE PROVIDED TO ALL UNPLANTED AREAS ( )
- REFER TO SHEET L2 FOR SIGN SCHEDULE
- FOR PAINTED ARROWS & GRAPHICS OF CONCRETE PAVING, SEE ASPHALT PAVING SPEC.

**LANDSCAPE PLAN**

**LANDSCAPE SCHEDULE**

CODE	QUAN.	COMMON NAME	POTENTIAL NAME	SIZE
AP	7	AUSTRIAN PINE	PINUS NIGRA	4'
HL	3	HONEY LOCUST	GLUCONIA TRIDANTHOS	2" CALIF.
A	30	ASPEN	POPULUS TREMULOIDES	10'
BJ	167	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.
S	55	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.



**TREE PLANTING & GUYING DETAIL**

STRUCTURAL: 301-431-0000  
 MECH. ELEC.: 800-303-9090  
 CIVIL: 784-CROSSROADS BLDG. GRAND JUNCTION, CO. 81501



**CHAMBERLIN ARCHITECTS / CLIFFORD S. NAKATA & ASSOC., P.C.**  
 Colorado Springs, Colorado

**MAIL HANDLING ANNEX**  
 GRAND JUNCTION, COLORADO

DATE: 1-20-83

REVISIONS

REV.	DESCRIPTION	DATE	APPD.

<b>UNITED STATES POSTAL SERVICE</b>	
REGIONAL OFFICE: WESTERN - SAN BRUNO, CALIF.	PROJECT: USPS MAIL HANDLING ANNEX GRAND JUNCTION, CO. 81501
DRAWN: BWT	CHECKED: FHW
ENGINEER: FHW	APPROVED: [Signature]
DATE: JAN 20 1983	DRAWING TITLE: LANDSCAPE & SPRINKLER PLAN, PLANTING SCHEDULE
DESIGN CONTRACT NO. 259736-82-J-102	ENGINEERING JOB NO. [Blank]
DRAWING NO. [Blank]	SHEET # [Blank]