

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: 741 Main St  
SUBDIVISION: \_\_\_\_\_  
FILING # \_\_\_\_\_ BLK # 115 LOT # 4-17  
TAX SCHEDULE NUMBER:  
2945-144-20-005

SQ FT OF BLDG: 3000  
SQ FT OF LOT: 10625  
NUMBER OF FAMILY UNITS: 1  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION  
2

PROPERTY OWNER: Rowland + Knight Inc  
ADDRESS: 40 Lee Kopanos, 159 Colorado Ave, Gt J.  
PHONE: 243-3753

USE OF ALL EXISTING BUILDINGS:  
Main Building - store with apartment upstairs.  
Rear Building - warehouse

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel in main building  
Storefront - Natural Food Store

\*\*\*\*\*  
FOR OFFICE USE ONLY  
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ZONE: B3  
SETBACKS: F 35' S 0' R 0'  
RIGHT OF WAY: 66'  
MAXIMUM HEIGHT: \_\_\_\_\_  
PARKING SPACES REQUIRED: 7  
LANDSCAPING/SCREENING: 50% OF

FLOOD PLAIN: YES  NO  
GEOLOGIC HAZARD: YES  NO  
CENSUS TRACT NUMBER: 2

FRONT YARD SETBACK in parking area must be repaired  
approved plan 5. Signage must meet City codes 6. Six parking spaces accepted per plan

SPECIAL CONDITIONS: 1. Curb blocks will be needed to delineate parking 2. Designate 1 space for apt. tenant parking 3. Pothole 4. Landscaping per 5. Signage must meet City codes 6. Six parking spaces accepted per plan

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

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING 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.

Robert W. Weiss  
SIGNATURE

DATE APPROVED: 7-21-83  
APPROVED BY: Janet C. Stephens

243-1175

Tuesday 26th 7-11

Per site check  
7-18-83

Summary Grocery

- ① Parking (Parking lot next door - reserve spaces? signs)
- ② Landscaping - planters along fence line? planters in front of bldg.

- Row 44?

③ Fix stair gravel - path

Warehouse - # of employees	:	—
Apartment	:	
Main Bldg	:	<del>15</del> 7
Total	:	<u>7</u>

~~Warehouse~~  
Skip  
one

~~$$\begin{array}{r}
 63 \frac{31}{100} \\
 257.4 \\
 \times 51.9 \\
 \hline
 115166 \\
 22960 \\
 \hline
 287000 \\
 \hline
 3151.26
 \end{array}$$~~

hang on the sidewalk?

low volume retail sales 1 ep / 250 ~~also~~ <sup>also</sup> incl employee parking

~~$$\begin{array}{r}
 250 \times 7 = 1750 \\
 1700 \\
 \hline
 2460
 \end{array}$$~~

~~$$\begin{array}{r}
 250 \mid 3151.0 \\
 200 \times \\
 50 \times \\
 \hline
 7510
 \end{array}$$~~

per Bill Wiss

all ~~retail~~ part-time employees

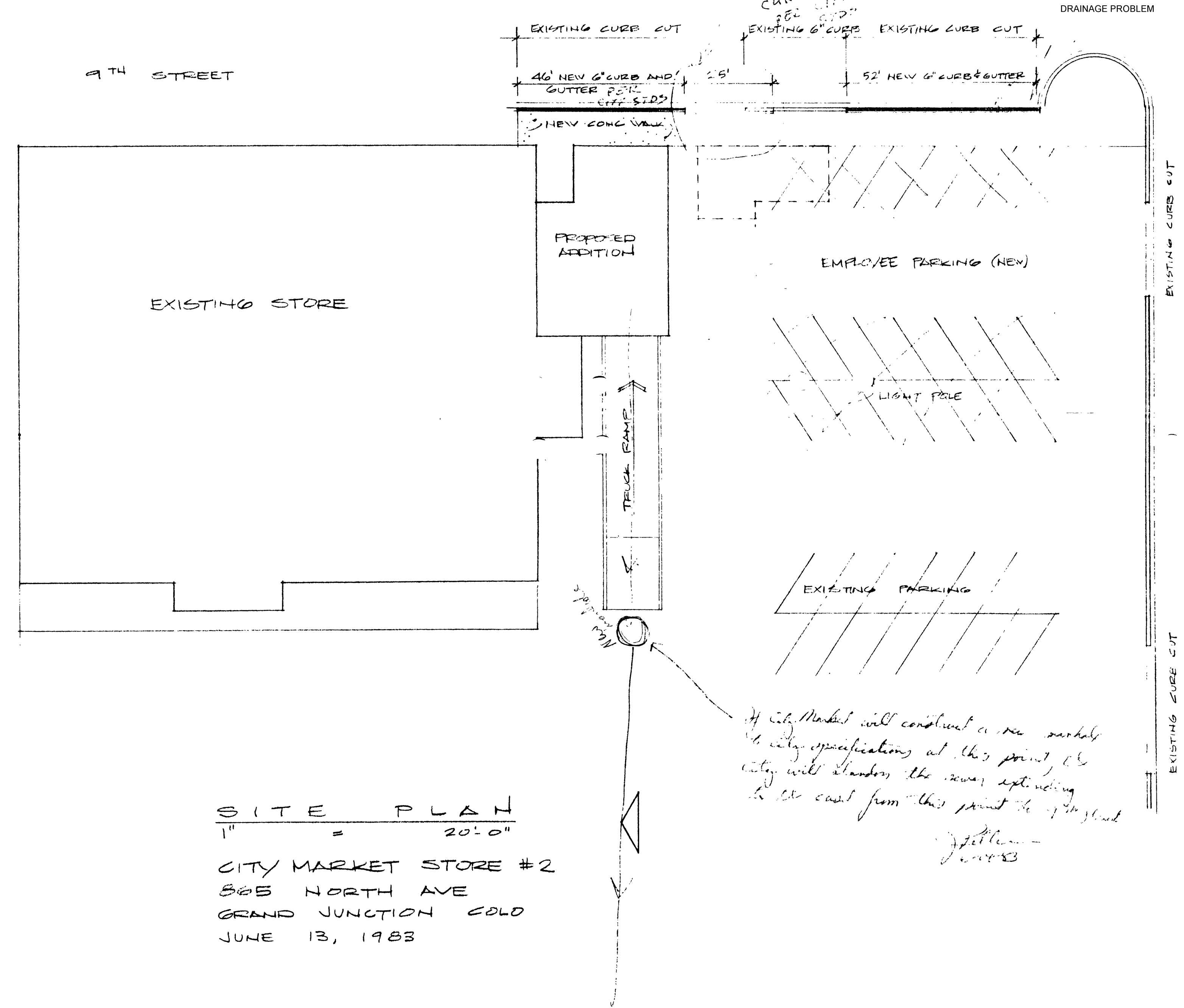
then ~~to~~ retail sales area

warehouse ~~to~~ used ~~now~~ ~~warehouse~~ ~~retail~~

Jim Engler - Transportation Engineer - curb cuts  
Jim Pittman - Director of Public Utilities - sewer

NEW CURB CUT PERMIT REQUIRED

Final



SITE PLAN  
1" = 20' 0"

CITY MARKET STORE #2  
805 NORTH AVE  
GRAND JUNCTION COLO  
JUNE 13, 1983

If City Market will construct a new parking lot with specifications at this point, the City will transfer the sewer extending to the east from this point to the street.

J. Pittman  
June 13, 1983

