

City County

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: 1230 N. 12TH ST.

SQ FT OF BLDG: 3332

SUBDIVISION: _____

SQ FT OF LOT: 14,000

PLING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 294512319015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
1

PROPERTY OWNER: O. F. CHRISTENSEN

USE OF ALL EXISTING BUILDINGS: VACANT

ADDRESS: _____

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

REMODEL INTERIOR FOR RETAIL SALES OF ICE CREAM, COOKIES, CANDY, POPCORN

FOR OFFICE USE ONLY

ZONE: C-1

FLOOD PLAIN: YES NO

SETBACKS: F 55' S 0' R 0'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 100'

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: 40'

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: 12 will be designated.

LANDSCAPING/SCREENING: as shown

1 No access for vehicles on east side

- ② No parallel parking along north side of prop.
- ③ 10' Row dedication off 12th St.
- ④ curb cuts being reviewed by T.E.
- ⑤ separate sign permit.

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 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.

DATE APPROVED: 3-2-84

APPROVED BY: P. Sheldon

C.O. signed off - 9-19-84

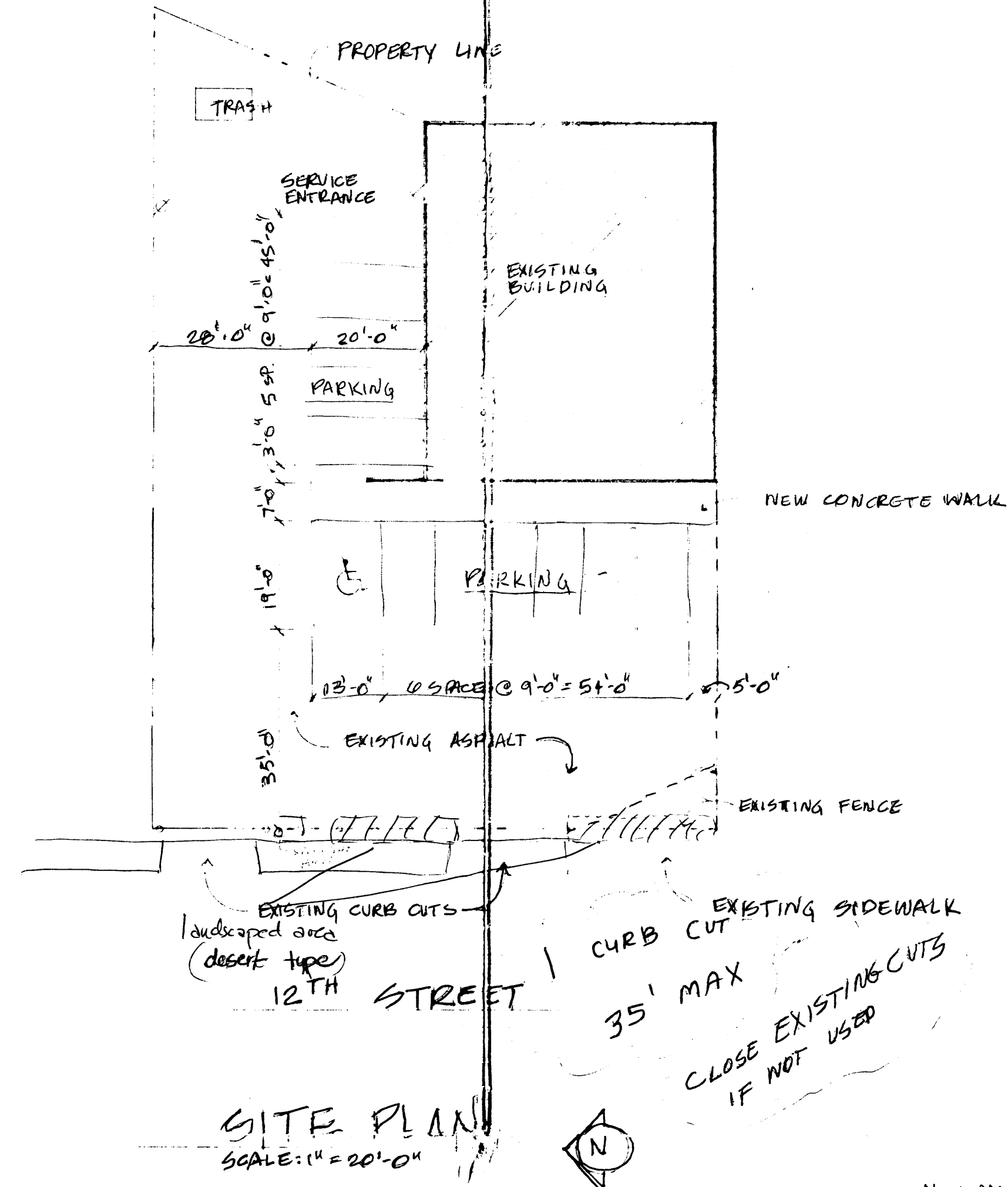
Jerry Merliwo
SIGNATURE
JERRY MERLIWO
Phone # 245-6290
245-8825

BUILDING CODES

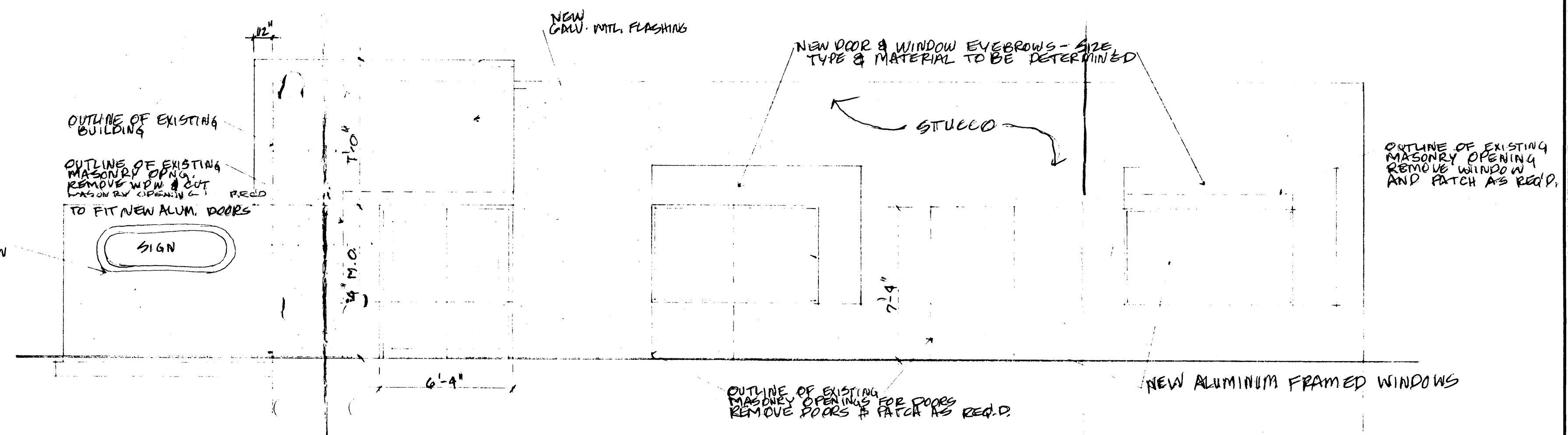
WORK UNDER THIS CONTRACT IS TO COMPLY WITH THE FOLLOWING AND APPLICABLE LOCAL CODES, STANDARDS, RULES & REGULATIONS:

- UNIFORM BUILDING CODE
- INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
- NATIONAL ELECTRIC CODE
- NATIONAL FIRE PROTECTION ASSOCIATION
- UNIFORM MECHANICAL CODE
- UNIFORM PLUMBING CODE
- ALL LOCAL / COUNTY / STATE HEALTH CODES

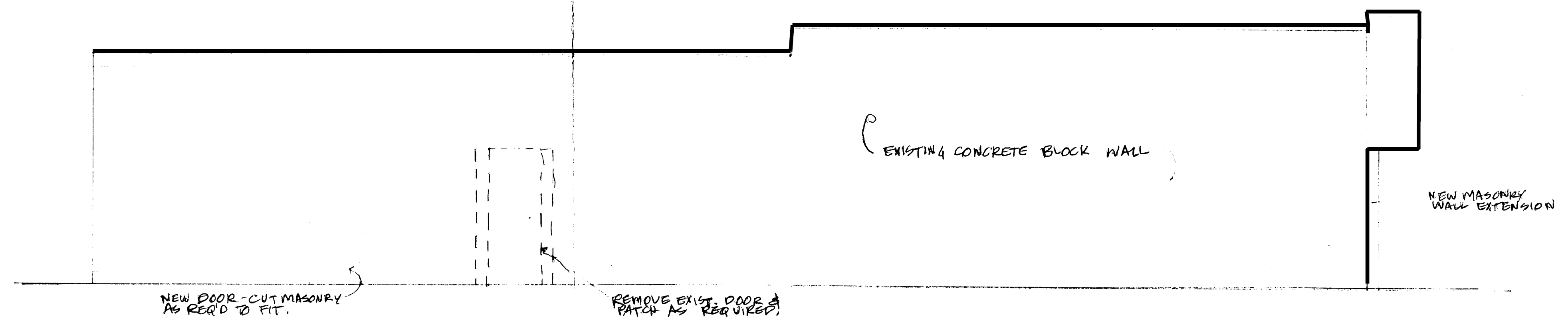
GENERAL NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS



SITE PLAN
SCALE: 1" = 20'-0"



FRONT ELEVATION - REMODEL
SCALE: 1/4" = 1'-0"



SIDE ELEVATION - REMODEL
SCALE: 1/4" = 1'-0"

- Remove existing chimney - still unknown
- disservice: have limited access.
- signage.

REVISIONS	BY

BUILDING REMODEL - THE SWEET STOP
 1230 NORTH 12TH STREET, GRAND JUNCTION, COLORADO
 JOHN PORTER - ARCHITECT

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS