

DATE SUBMITTED: 2/8/88

PERMIT # 29560

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1909 N 1ST

SQ. FT. OF BLDG: 680 ft

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 1200,000 ft

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-101-00-126

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
ONE

PROPERTY OWNER: City MARKET

USE OF ALL EXISTING BUILDINGS:  
GROCERY STORE

ADDRESS: 105 W. COLORADO

PHONE: 241-0750

DESCRIPTION OF WORK AND INTENDED USE:  
COOLER ADDITION

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**

ZONE: B-2

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

SETBACKS: F \_\_\_\_\_ S 0 R 0

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 4

LANDSCAPING/SCREENING: 10% of Land shall be landscaped

SPECIAL CONDITIONS: CO will not be issued until Landscape requirements are met (M.S.)

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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 (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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 RESUL IN LEGAL ACTION.

DATE APPROVED: 2-8-88

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

