

DATE SUBMITTED: 4/4/88

PERMIT # 29893

FEE ~~100~~ 1500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1250 N. THIRD

SQ. FT. OF BLDG: 8,400 4

SUBDIVISION: Gtg Sherwood Addition

SQ. FT. OF LOT: 25,000 4

FILING # \_\_\_\_\_ BLK # 12 LOT # 6

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

TAX SCHEDULE NUMBER:  
2945-113-16-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: S. L. HOLMCREW

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Box 1087

COUNTER TOP SHOT

PHONE: 728 3898

DESCRIPTION OF WORK AND INTENDED USE:

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

REPAIR BURIED SECTIONS / NEW FENCES  
Change of use

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### FOR OFFICE USE ONLY

ZONE: C-2

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

SETBACKS: F 25<sup>min</sup> S 0 R 0

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 1 space / 250 sq ft sales area  
adequate space for employees

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: 75% required

SPECIAL CONDITIONS: \_\_\_\_\_

Setback area all handmt

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE 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 RESULT IN LEGAL ACTION.

DATE APPROVED: Linda

APPROVED BY: 4/4/88

[Signature]  
SIGNATURE