

DATE SUBMITTED: 3-22-88

PERMIT # 29786

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 413 Monument RD

SQ. FT. OF BLDG: 1200

SUBDIVISION: PIONEER VILLAGE SOUTH

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: 2945-153-03011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: MICHEL BRACH

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2138 Baniff Ct

Holman Thift Bread Store

PHONE: 242-1035

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

DESCRIPTION OF WORK AND INTENDED USE:

BIG CHEESE PIZZA DELIVERY

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 65 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 14

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 94

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: _____

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 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: 3-22-88

APPROVED BY: M. Sutherland

Jack W. B. A.
SIGNATURE

BROADWAY

MONUMENT
TWIN



MONUMENT

50' of ROAD

ROAD

75' of ROAD

413
MONUMENT

CAR WASH
- 90' -

Beach Dr

45'

66'

40'

36'

23'

