

DATE SUBMITTED: 4/1/89

PERMIT # 32632

FEE \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 922 North First

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: City

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 12 LOT # 1-6

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

TAX SCHEDULE NUMBER: 2945-142-12-013  
N<sup>1/2</sup> 7-9

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Tom Goerke

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: P.O. Box 4155, GJ, Co

PHONE: 245-6446 ; 245-4664

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.

Interior Remodel

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE: C-2

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

SETBACKS: F 45 S 0 R 0

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

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 1 space per 250 sq ft

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: See attached plan.

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 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: 4/7/89

APPROVED BY: James J. Shank

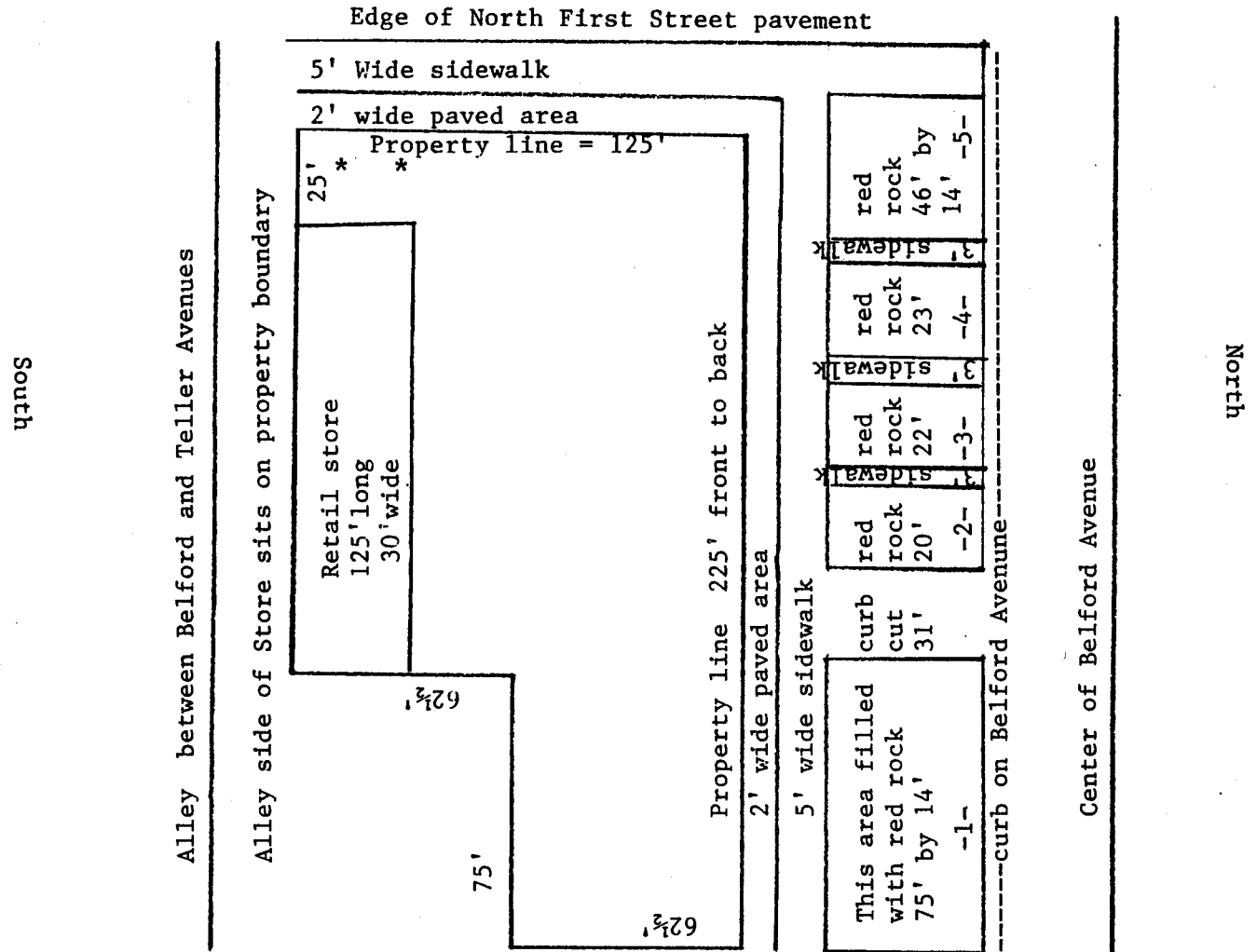
Thomas Goerke  
SIGNATURE

922 North First Street Corner of First & Belford

Thomas L. Goerke  
for  
Andy's Liquors

**SPECIAL NOTE \*\*\*\*** The "Red Rock" will be removed and replaced with either grass (lawn) or large bark mulch. Trees will be selected from the following: Aspens, Ash, Locust, Mt. St. Helen's Flowering, Colorado Blue Spruce, Austrian Pine and Mugo Pine, and possibly other types of flowering trees. Area 1 will have at least 3 trees, areas 2, 3 & 4 will have one tree each and area 5 at least two trees. Area 1 might be bermed.

Center of North First Street/ center to property edge=39'



Consideration will be given to using two brick planters to block off part of the first street entrance to the property and to protect the Andy's sign.

\*\*There will be approximately 8-10 trees planted in areas shown as "red Rock".

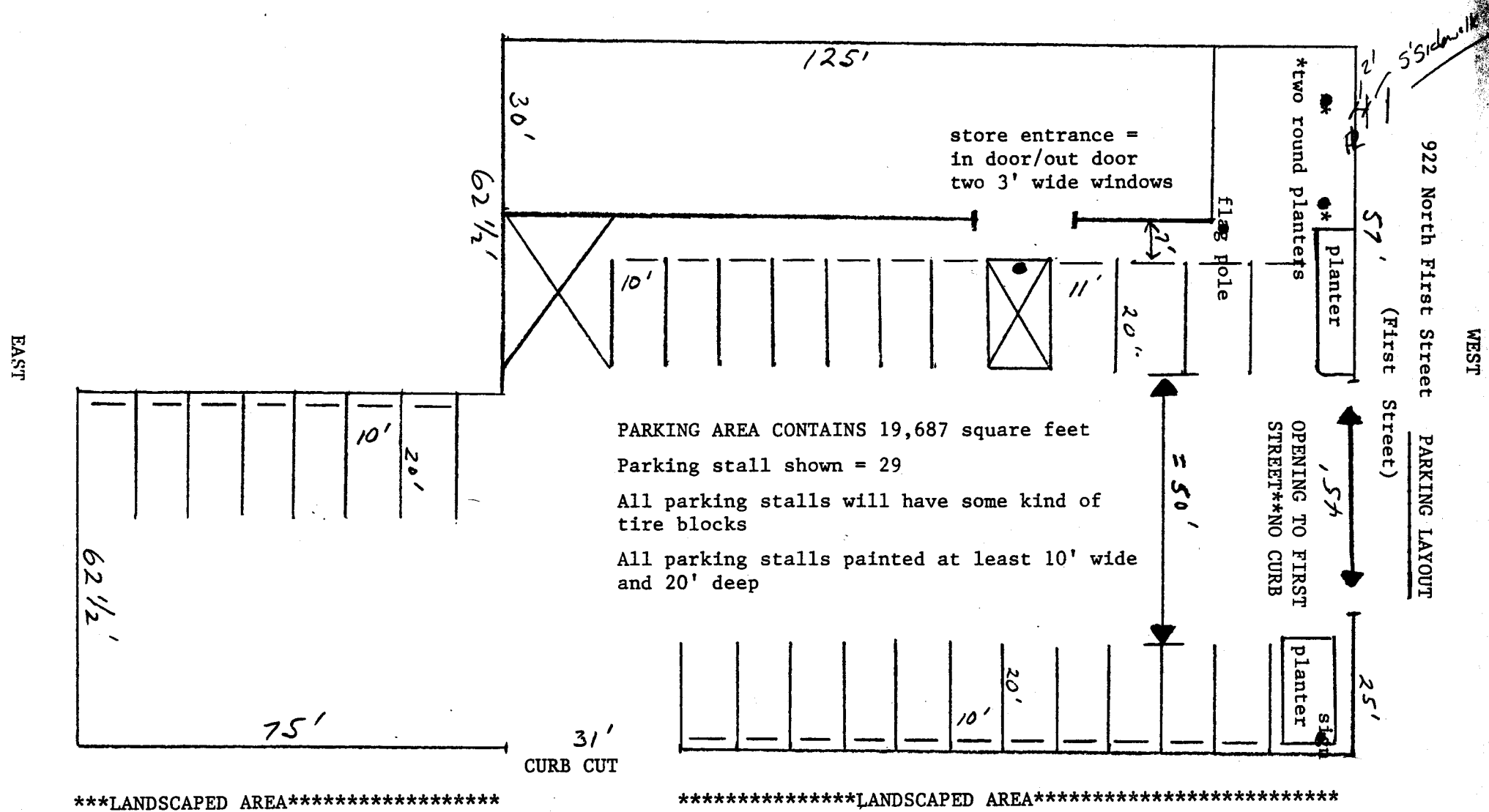
\* There are two round above ground planters located on owners property facing North First Street. These are located 4' inside West property boundary and 12'6" and 27'6" respectively from the alley side property boundary. They contain a low growing evergreen shrub.

EAST

Thomas L. Goerke  
for  
Andy's Liquors

H100S

ALLEY BETWEEN BELFORD AND TELLER



BELFORD AVENUE

H100N