

DATE SUBMITTED: 10-20-89

PERMIT # 34391

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 141 North 3rd

SQ. FT. OF BLDG: empty

SUBDIVISION: City

SQ. FT. OF LOT: —

FILING # — BLK # 101 LOT # 15816

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-143-14-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
—

PROPERTY OWNER: Hambright

USE OF ALL EXISTING BUILDINGS:
—

ADDRESS: P.O. Box Drawer 3868

PHONE: —

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.

Change of use back to liquor store

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES — NO

SETBACKS: F MA S existing R —

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: Existing

CENSUS TRACT #: 1

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

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: Existing

SPECIAL CONDITIONS: Drive-up shall

not be used as part of liquor store
if Drive up to be used must go thru
normal use Permit process

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: 10-20-89

APPROVED BY: Smith Weitzel

[Signature]
SIGNATURE

HAMBRIGHT & KIMMEL
ATTORNEYS AT LAW

141 N. 3RD
P.O. DRAWER 3868
GRAND JUNCTION, COLORADO 81502
(303) 243-9320
FAX NO.: (303) 245-9845

JOSEPH A. HAMBRIGHT

1503 21st, N.W.
WASHINGTON, D.C., 20036
(202) 328-0500
FAX NO.: (202) 223-0585

4105 E. FLORIDA
SUITE 300
DENVER, COLORADO 80222
(303) 758-9575
FAX NO.: (303) 692-9049

October 6, 1989

City of Grand Junction
Planning Department
City Hall
Grand Junction, CO 81501

Re: 141 N. 3rd, former American
National Bank Building

I have submitted a copy of a site plan in lieu of the original which was somehow been misplaced. This site plan is accurate and fairly depicts the existing situation. The "squiggly" marks which appear on the plan are erroneous and should be ignored. As shown, there are 19 parking places which is in excess of the number required for the changed use to a retail liquor/office use. I calculate that 13 parking places are required for this use.

Thank you for your cooperation in this matter.

Sincerely yours,


Joseph A. Hambricht

jah:jl

