

DATE SUBMITTED: 11-6-89

PERMIT # 34671

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2541 Hwy 6 & 50

SQ. FT. OF BLDG: 20x30

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-103-00-080

1

PROPERTY OWNER: Jack D. Elliott

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 3730 Elderberry Cir.

Retail

PHONE: 245-6542

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.

CAR PORT / Patio Cover

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: "

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: 11/6/89

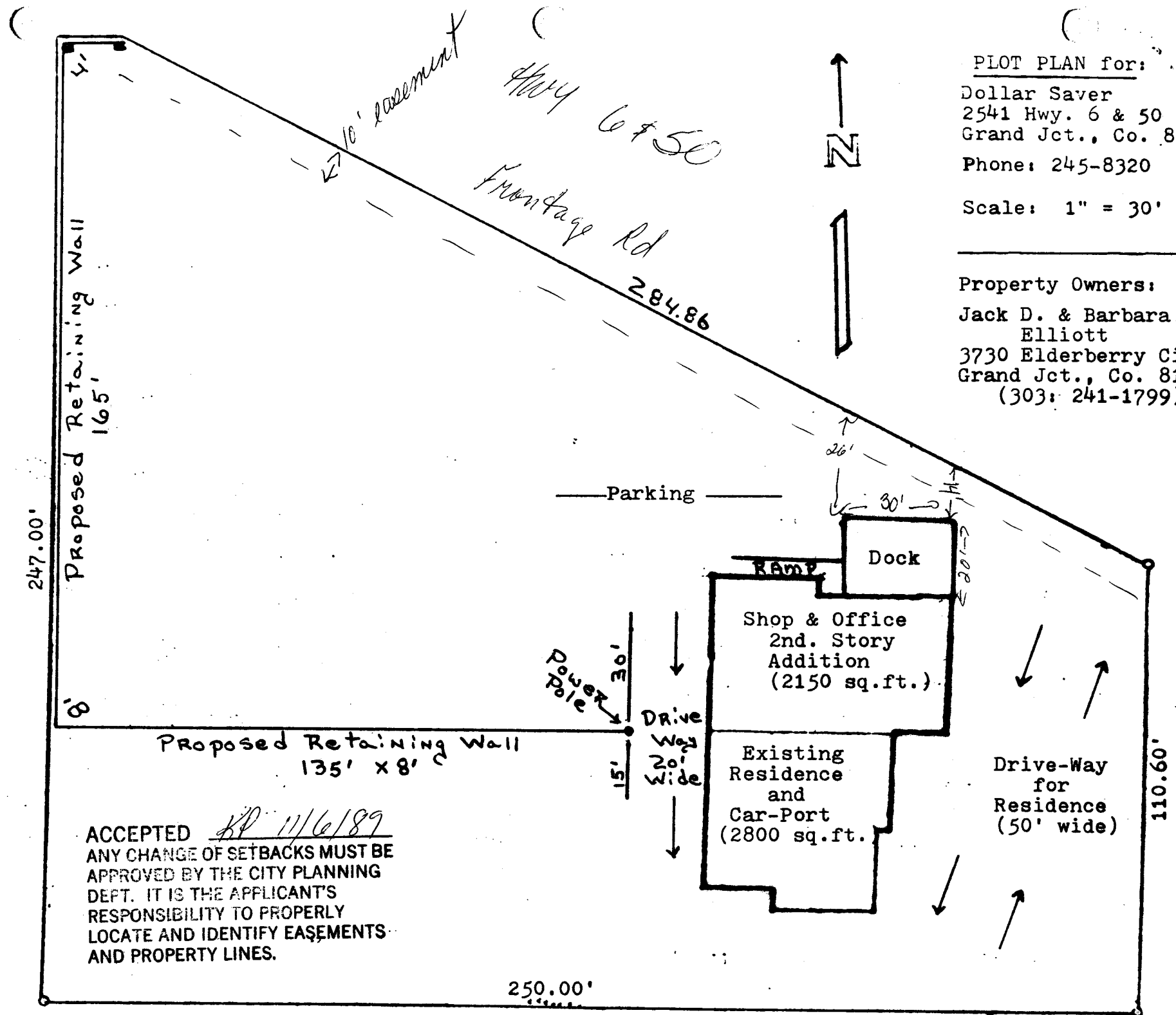
APPROVED BY: Kathy Postner

Jack D. Elliott
SIGNATURE

PLOT PLAN for:
 Dollar Saver
 2541 Hwy. 6 & 50
 Grand Jct., Co. 81506
 Phone: 245-8320

Scale: 1" = 30'

Property Owners:
 Jack D. & Barbara G. Elliott
 3730 Elderberry Circle
 Grand Jct., Co. 81506
 (303: 241-1799)



ACCEPTED RP 11/6/89
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.