

DATE SUBMITTED: 12-26-89

PERMIT # 34858

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 920 Main st

SQ. FT. OF BLDG: 3000

SUBDIVISION: City

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-144.22-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Joe Shipman

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1000 N 9th st

Residence + office

PHONE: 245 6939

DESCRIPTION OF WORK AND INTENDED USE:
Renodel & addition

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

FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 10 R 10

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 2

PARKING SPACES REQ'D: office 1 space / 300 sq ft
residential 2 spaces / 200 sq ft
gross floor

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: side & rear setbacks
may be 0 feet if not abutting residential
use

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.

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: 12-26-89

APPROVED BY: Andie Wetzal

[Signature]
SIGNATURE

- 50' -
5 spaces Parking

19'8"
Parking

4' sidewalk

30'

27'6"

Property Line

11'

24'

New
addition

5' Demolition

10'

Property Line

Existing
Blkg

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOOK FOR AND VERIFY EASEMENTS
AND PROPERTY LINES.

920 Main