

City County

PLAN # 22664

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2702 Hwy 50 So.
SUBDIVISION: Artesia Heights
FILING # _____ BLK # 2 LOT # 2+3 Parts
TAX SCHEDULE NUMBER:

SQ FT OF BLDG: 2400
SQ FT OF LOT: _____
NUMBER OF FAMILY UNITS: —
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-252-11-002-5
PROPERTY OWNER: Col B - George Crawford
ADDRESS: 948 3rd Ave., Cu. Jct. 81501
PHONE: 243-5433

1
USE OF ALL EXISTING BUILDINGS:
1

DESCRIPTION OF WORK AND INTENDED USE:
Addition.

FOR OFFICE USE ONLY

ZONE: HO
SETBACKS: F _____ S _____ R _____
RIGHT OF WAY: _____
MAXIMUM HEIGHT: _____
PARKING SPACES REQUIRED: _____
LANDSCAPING/SCREENING: _____

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: #9
SPECIAL CONDITIONS: _____

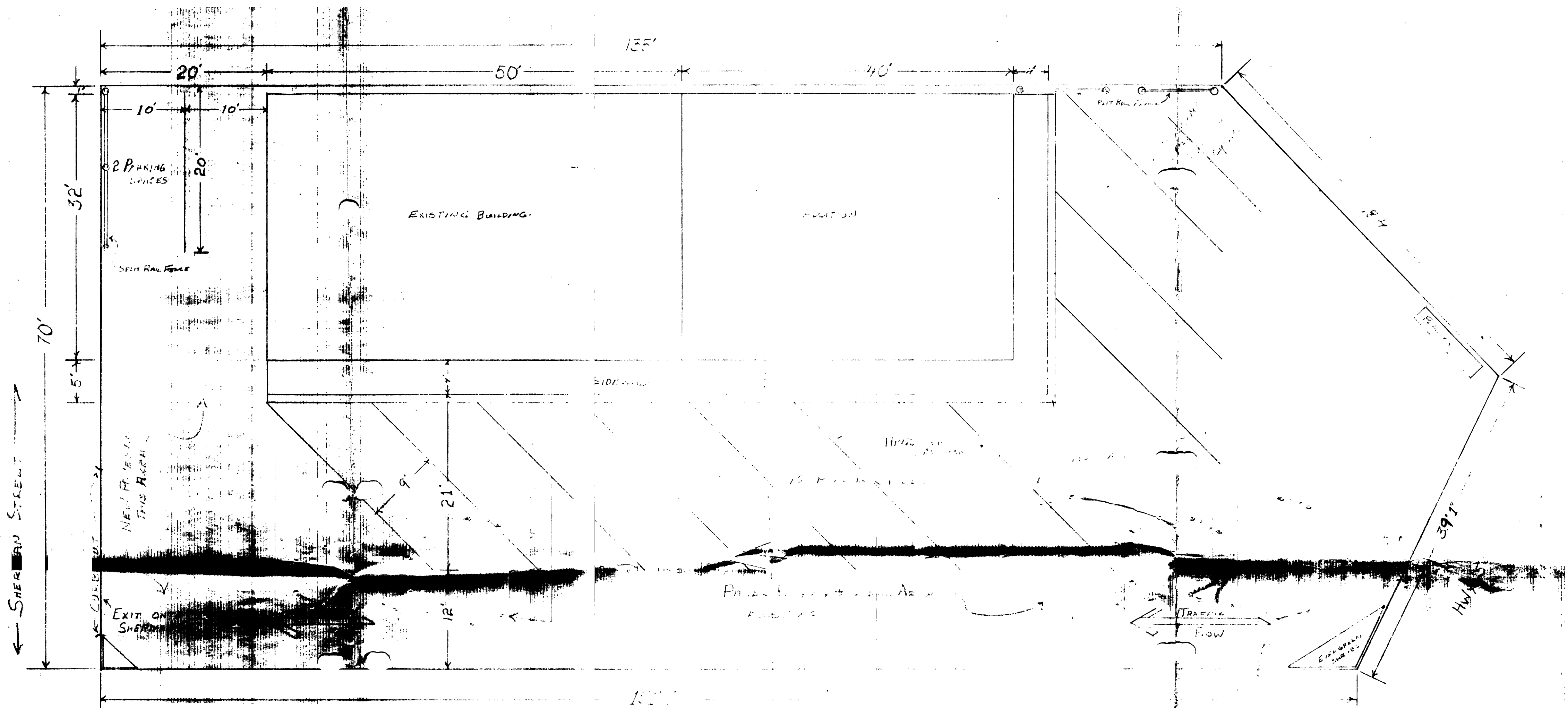
AS PER APPROVED MINOR CHANGES #3-85

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

[Signature]
SIGNATURE

DATE APPROVED: 1-30-85
APPROVED BY: [Signature]

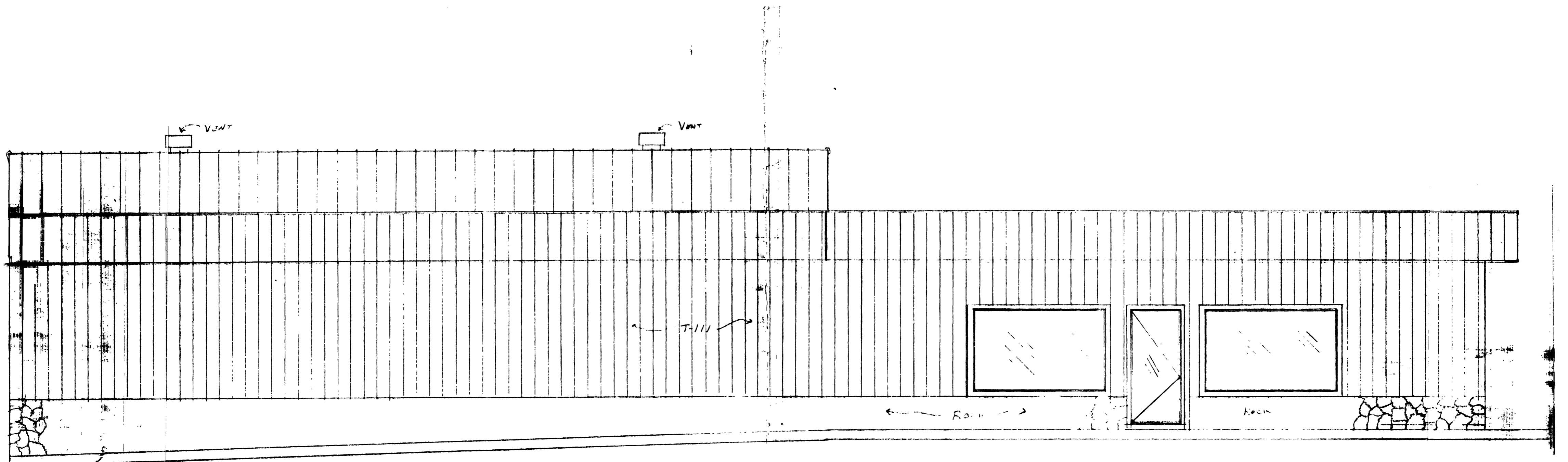


NOTES:

SEWER - AVAILABLE
 WATER - CITY OF GRAND JUNCTION AVAILABLE
 FIRE PROTECTION - HYDRANT *100'* OF PROPERTY
 TIME FRAME OF CONSTRUCTION - 120 DAYS
 NUMBER OF EMPLOYEES - 2
 HOURS OF OPERATION - 9 AM TO 5 PM
 TYPE OF BUSINESS - BOOTS, WESTERN WEAR
 AREA OF SALES FLOOR - 2400 SF

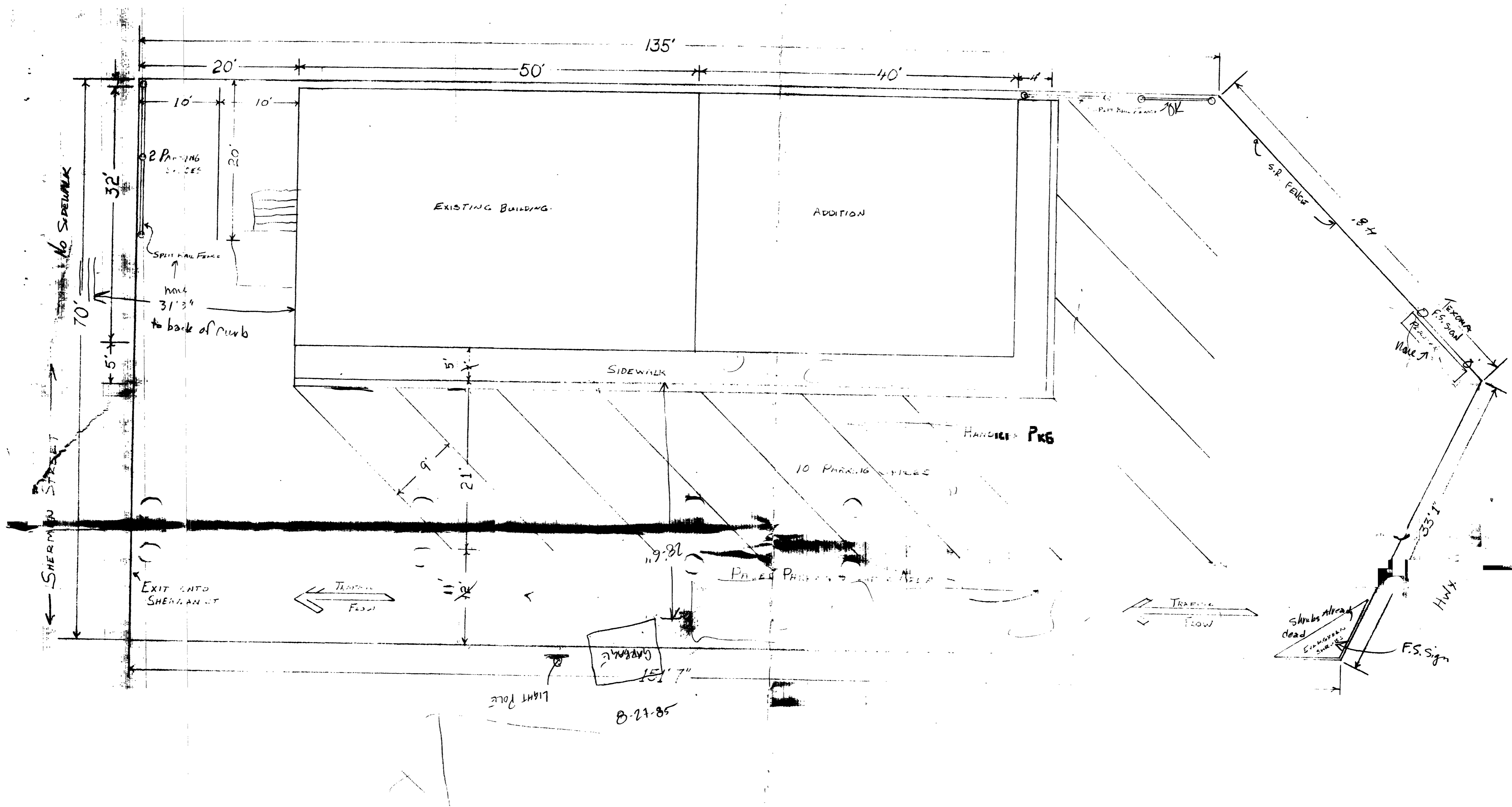
REVISED

GEORGE DRAUGHTS	
2701 1/2 S. 2ND ST., GRAND JUNCTION	
PLOT PLAN	
SCALE 1/8" = 1'	DISTRICT N. FRIEW.
DATE 1-1-85	PAGE NO. 1 OF 3



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Do NOT Remove
From Office

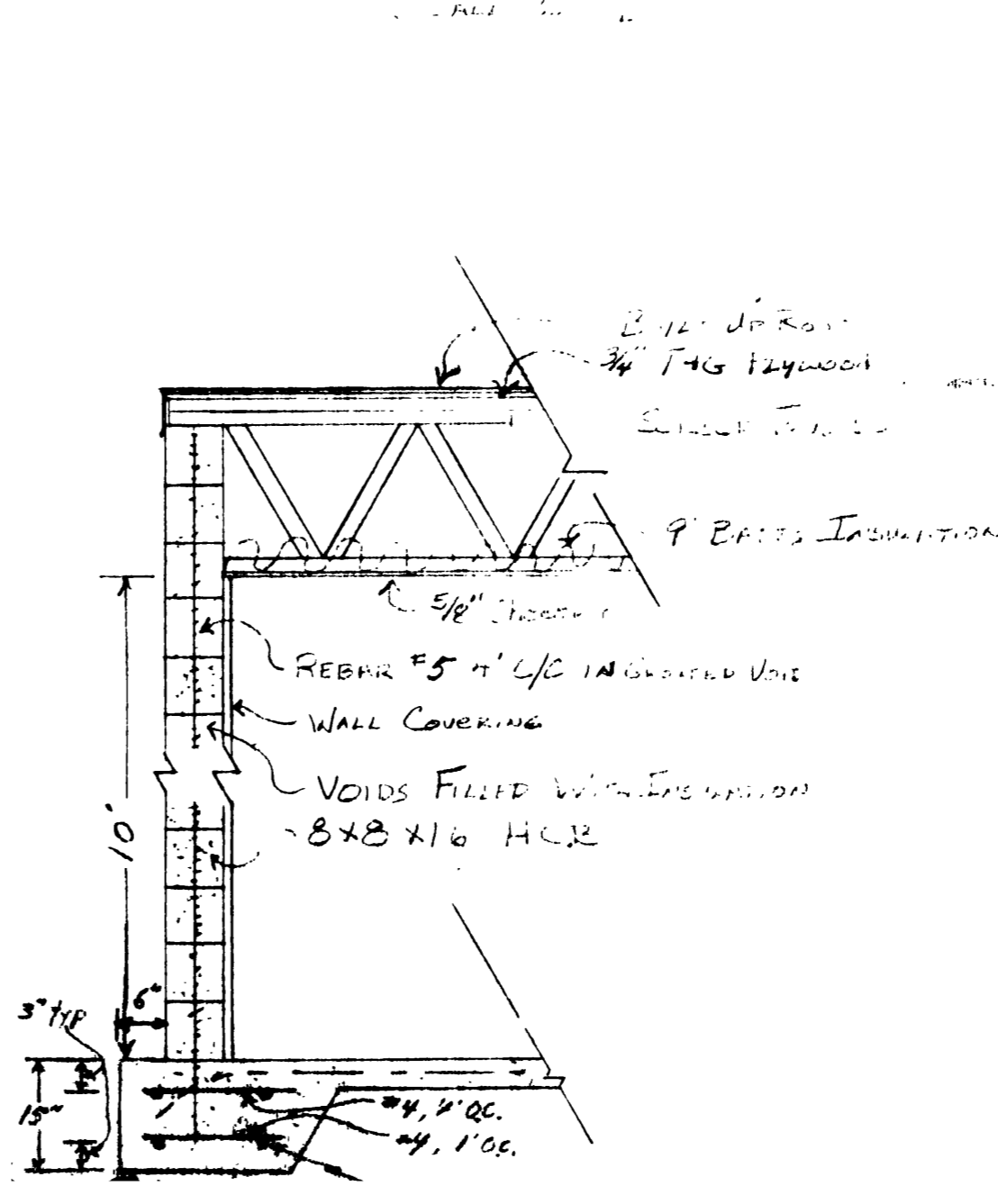
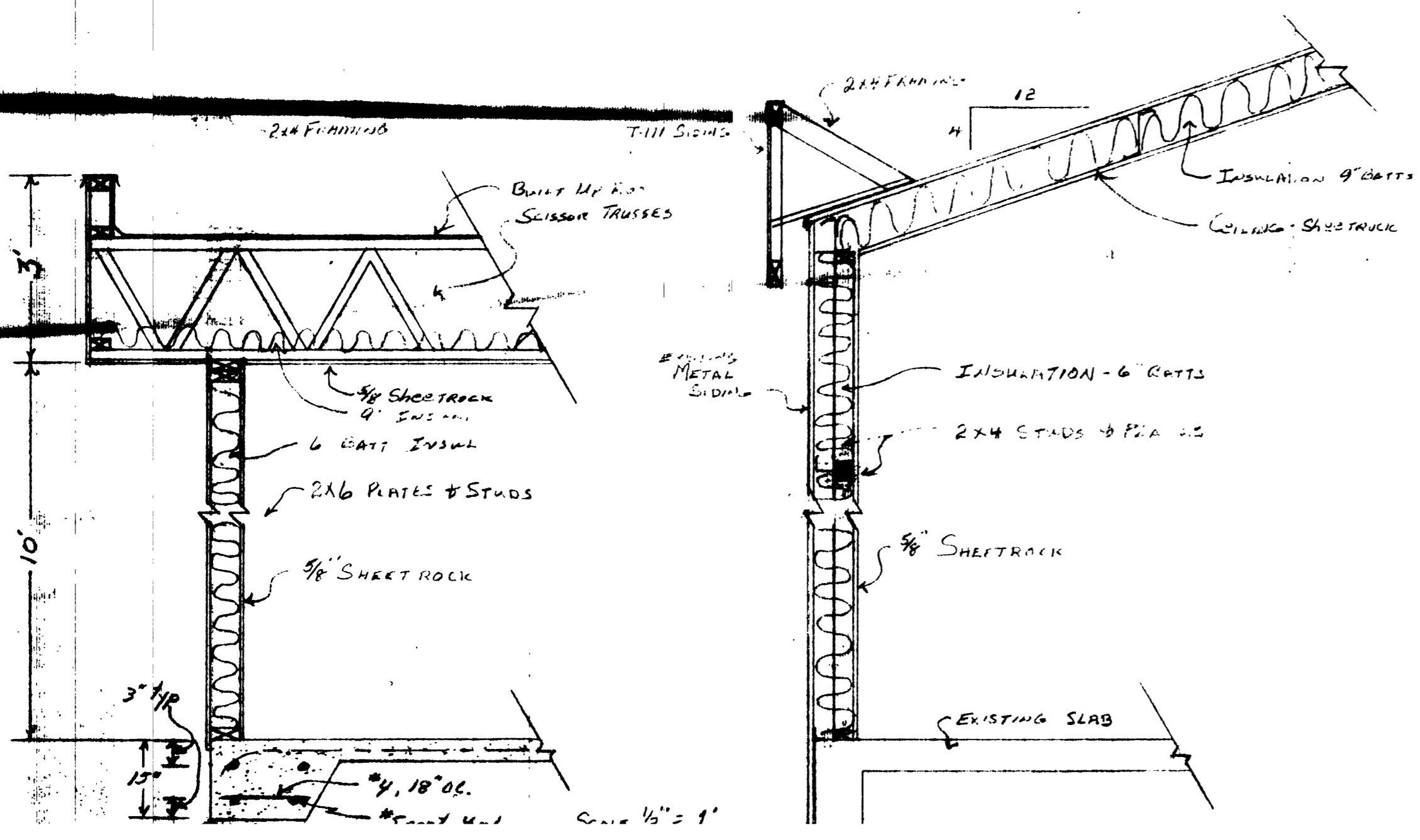
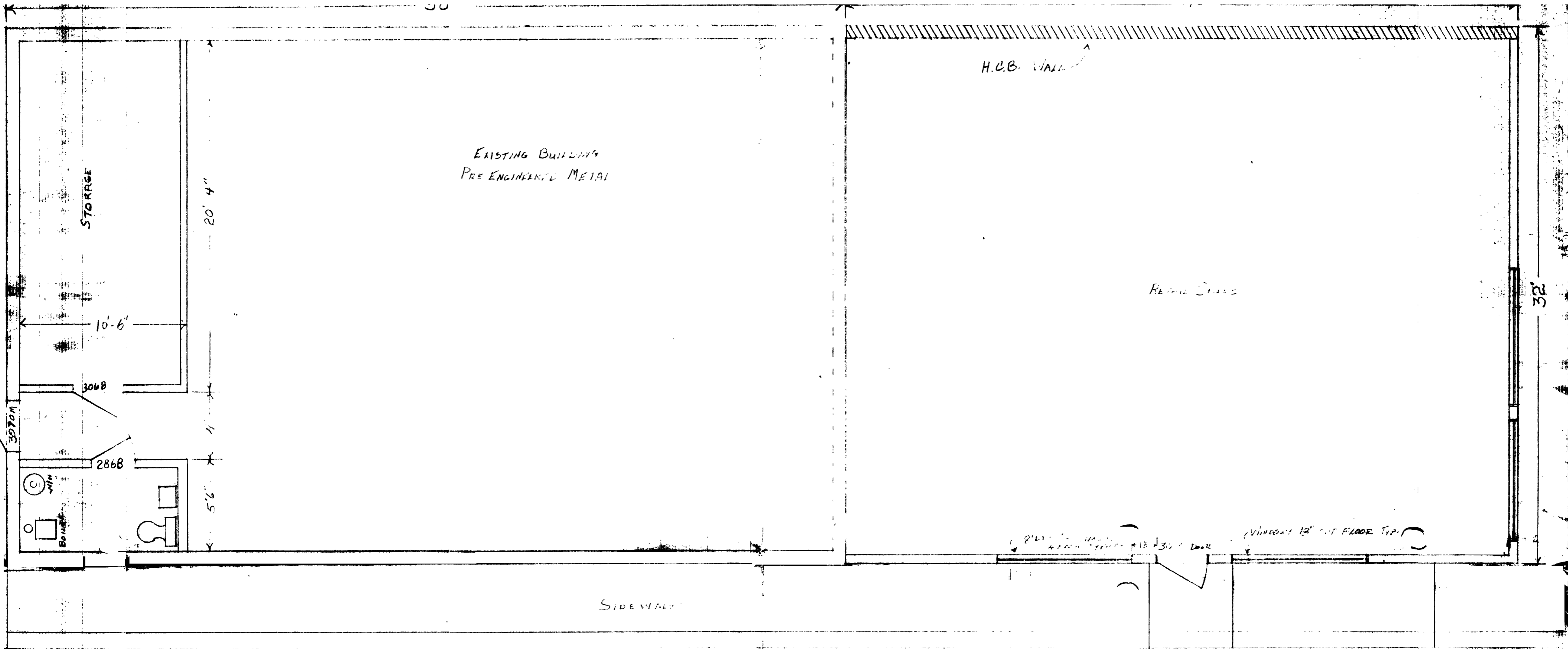
OWNER: Norm Friend 434-8041
 GEORGE CRANFORD 242-5433 (alt)
 2702 HWY 50 So., GRAD Jct.
 ELEVATION
 SCALE: 1/4" = 1' DRAWN BY: N-FRIEND
 DATE: 1-1-85 PAGE NO: 3 of 3



NOTES:

- OVERFLOW PARKING ON SHERMAN ST.
- SEWER - AVAILABLE
- WATER - CITY OF GRAND JUNCTION AVAILABLE
- FIRE PROTECTION - HYDRANT WITHIN 150' OF PROPERTY
- TIME FRAME OF CONSTRUCTION - 120 DAYS
- NUMBER OF EMPLOYEES - 2
- HOURS OF OPERATION - 9 AM TO 6 PM
- TYPE OF BUSINESS - BOOTS, WESTERN WEAR
- AREA OF SALES FLOOR - 2400 SF

DRAWN BY GEORGE CRAWFORD	
2702 HWY 50 SO., GRAND JUNCTION	
PROJECT PLOT PLAN	
SCALE 1/8" = 1'	DATE 8-27-85
DATE	DATE



- Notes:**
1. Reinforce block wall horizontally w/ #8 Durrwall every three courses, or equiv.
 2. Reinforce block wall vertically with #5 bar at 4 ft. intervals and at each end.
 3. Use #5 bar on sides and top of door (etc.) openings, extend ends 24 in. into wall.
 4. Do not over excavate.
 5. If unusual soil conditions are encountered, contact the Engineer.
 6. Set backfill away from building in order to keep foundation dry.

OWNER	GEORGE CRAWFORD		
	2702 HWY. 50 SO. RD. JCT.		
	FLOOR PLAN + SECTIONS		
SCALE	1/8" = 1'	1/4" = 2'	
DATE	1-1-85	DRAWN BY	N. RIENE
		PAGE NO.	2 of 3