

DATE SUBMITTED: 11/13/90

PERMIT # 37535

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT addition \$2,000

BLDG ADDRESS: 904 N. 7th St

SQ. FT. OF BLDG: 4,000 sq ft

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 75 X 140 (10,500)

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: \_\_\_\_\_

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

2945 741-11-009

PROPERTY OWNER: Darel & Michelle Sutton

1

ADDRESS: 904 N 7th St

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

PHONE: 241-1281

Copy / Retail

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.

Addition on Kwik Kopy

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### FOR OFFICE USE ONLY

ZONE: B-3

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

SETBACKS: F 45' S 0' R 10'

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

MAXIMUM HEIGHT: center of Row - N. 7th St

PARKING SPACES REQ'D: 25' center of Row - Teller Ave  
16

CENSUS TRACT #: 2

LANDSCAPING/SCREENING: \_\_\_\_\_

TRAFFIC ZONE: 36

Existing \*

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

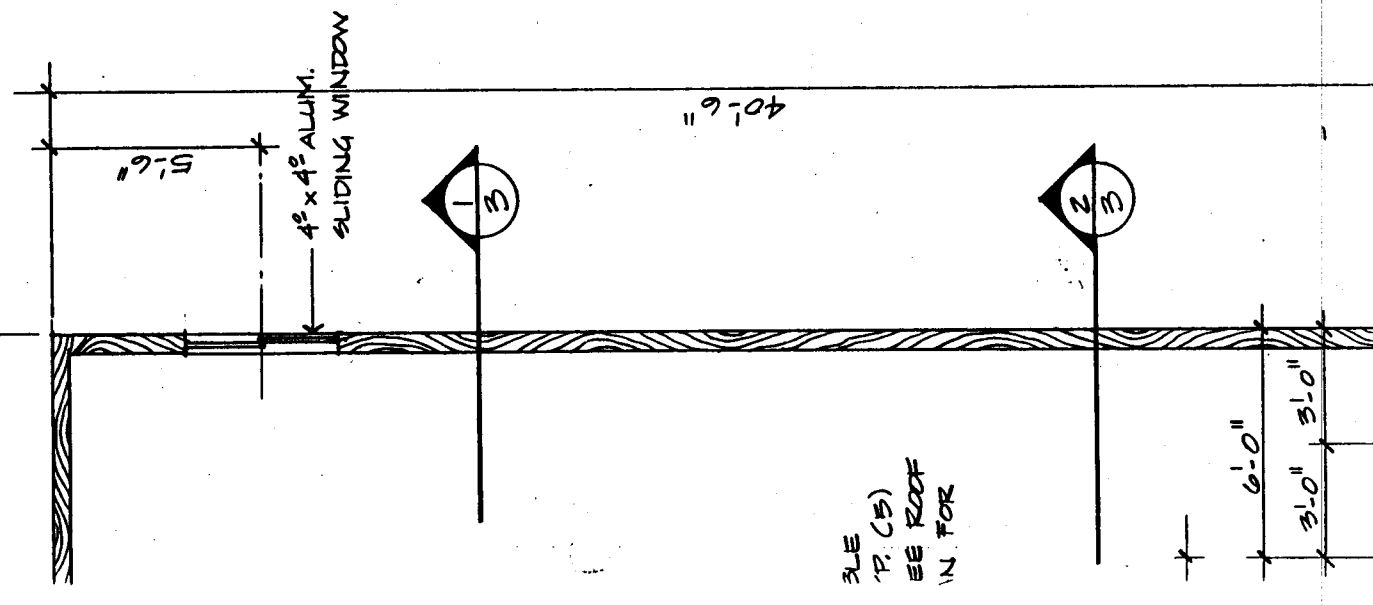
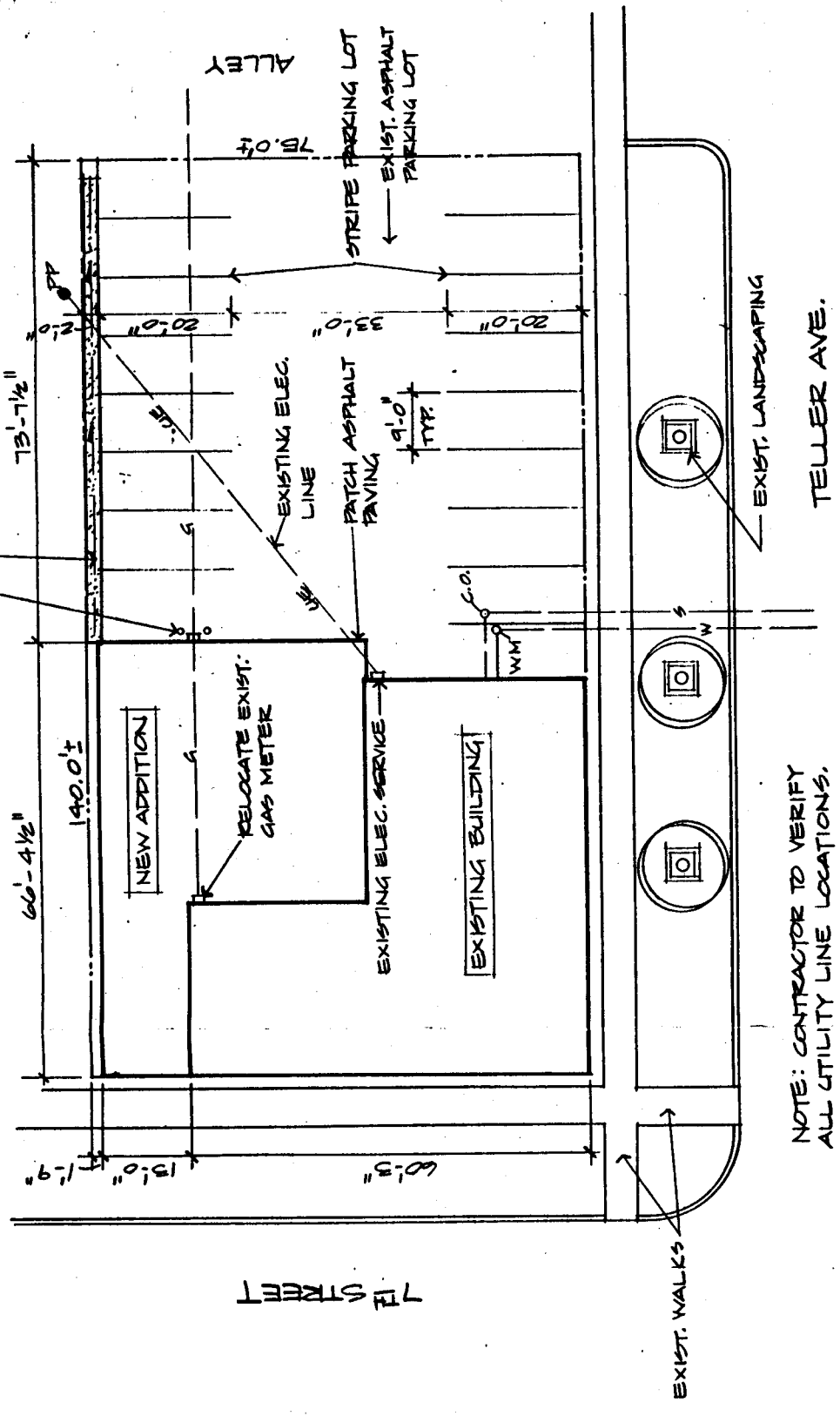
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/13/90

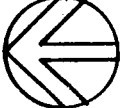
X David Hoffman  
SIGNATURE

APPROVED BY: B. Paulson /DT

NEW GAS METER LOCATION. INSTALL 4'-0" H. X 6" DIA. STEEL BALLARD ON EACH SIDE OF METER. FILL W/ CONC. SET BOTTOM OF BALLARD MIN. 24" BELOW GRADE IN 18" DIA. CONC. PIER. 2'-0" WIDE CONC. Y-PAN FOR ROOF DRAIN. SLOPE TO ALLEY.



ACCEPTED BR 11/13/90  
 ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. CONTRACTOR TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

 NORTH  
 1" = 20'-0"  
 SITE PLAN