

DATE SUBMITTED: 1-10-90

PERMIT # 34900

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 341 S. 9th St.

SQ. FT. OF BLDG: 320

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: 4100 X

FILING # \_\_\_\_\_ BLK # 136 LOT # S. 41' of 17-20

NUMBER OF FAMILY UNITS: 0 X

TAX SCHEDULE NUMBER:  
2945-144-33-019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: E. F. Schuller Jr.

ADDRESS: Box 112 Glade Park, Co. 81523

USE OF ALL EXISTING BUILDINGS:

PHONE: 241-1348

DESCRIPTION OF WORK AND INTENDED USE:  
Install OFF. on lot

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

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**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 #: 2

PARKING SPACES REQ'D: 1

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: 575 #

SPECIAL CONDITIONS: Setback 4' from Pkwn 55 feet; from 9th 45' 4

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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.)

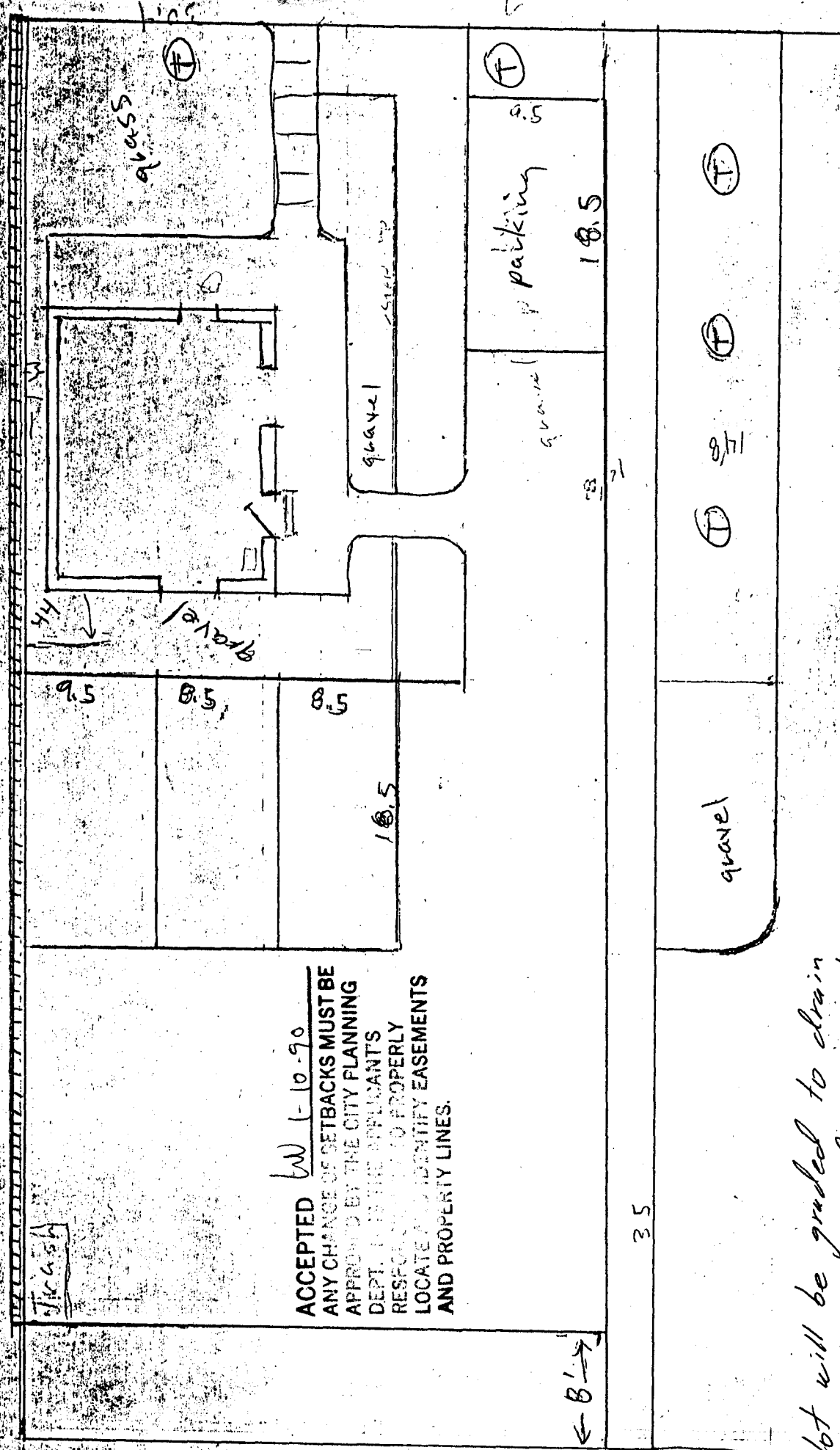
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 1-10-90

Edward F. Schuller  
SIGNATURE

APPROVED BY: Andi Wetzal  
010 10/23/90



ACCEPTED 6/10/90  
 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.

The lot will be graded to drain out of the proposed curb cut on Pitkin Ave. Ed Schuller  
 O.K. J.D. Newton, City Engr. 1-10-90