

DATE SUBMITTED: 4/20/90

5/16/90 PERMIT # 35866  
FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 401 Main St.

SQ. FT. OF BLDG: 5000

SUBDIVISION: City

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

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

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

2945-143-21-001

ONE

PROPERTY OWNER: I. M. Sampliner

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

ADDRESS: C/O Gormley P.O. Box 1508 G.J.

PHONE: \_\_\_\_\_

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.

75 Ft. X 3Ft. awning No signage  
225 #

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**FOR OFFICE USE ONLY**

ZONE: B-3

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

SETBACKS: F N/A S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 1

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 42

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

SPECIAL CONDITIONS: Clearance to  
Grass 8 feet

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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: 4-23-90

APPROVED BY: Linda A. Wetzel

[Signature]  
SIGNATURE

401 MAIN ST

ACCEPTED 4-23-90 LW  
ANY CHANGES OR DETRACKS MUST BE  
APPROVED BY THE PLANNING  
DEPT. OF THE CITY OF BOSTON.  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

4th

AWNING  
45'

BROWNSONS

AWNING  
50'

MAIN ST

1'-3'