

DATE SUBMITTED: 9-24-90

PERMIT # 36955

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 601 MULBERRY

SQ. FT. OF BLDG: 3200

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

SQ. FT. OF LOT: Approx 9000

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

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-151-00-099

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: JANET CALLISON

USE OF ALL EXISTING BUILDINGS:  
—

ADDRESS: 205 VENONA DR

PHONE: 245 3419

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.

REMODEL FRONT OF BLDG. RETAIL  
SACBS

CHANGE IN USE  
\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: C-1

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

SETBACKS: F 0' S 10' <sup>on south side</sup> R 0'

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 14

PARKING SPACES REQ'D: 1 space per 250 sq ft

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: 13 spaces <sup>of sales area</sup>

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: 9-24-90

[Signature]  
SIGNATURE

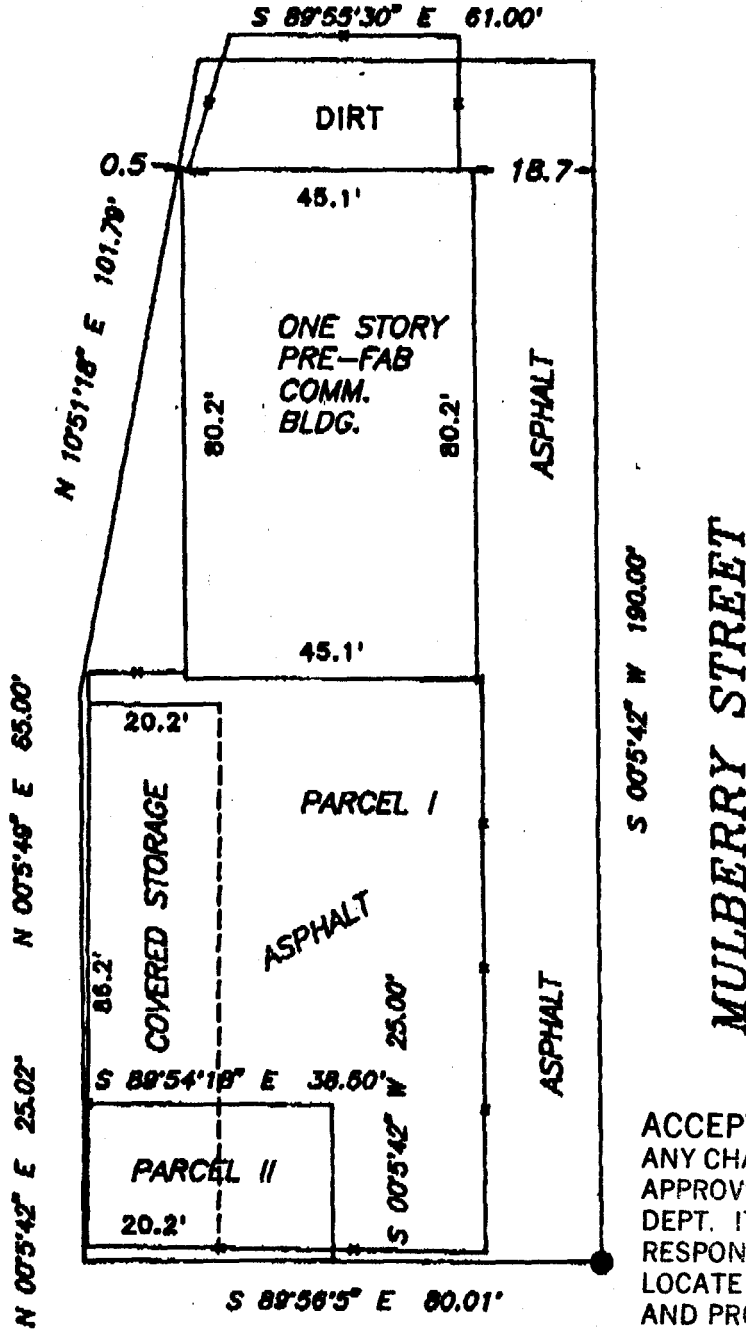
APPROVED BY: [Signature]

# IMPROVEMENT LOCATION CERTIFICATE

601 MULBERRY STREET, GRAND JUNCTION, COLORADO

(SEE ATTACHED LEGAL DESCRIPTION)

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



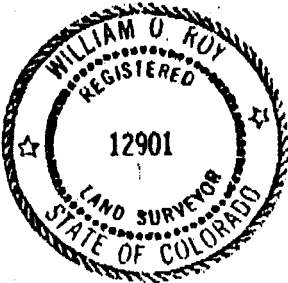
ACCEPTED *DJT* 9-24-90  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Abstract & Title Co.  
 COMMITMENT NUMBER 889246

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Bray & Company THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT A RECONSTRUCTION OF THE ESTABLISHED RECORD PLAT. THE DATE OF THE SURVEY IS 9-11-90. EXCEPT UTILITY CONNECTIONS, ALL IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

*William O. Roy*  
 WILLIAM O. ROY P.L.S. 12901



6660

↑ N ↓

SCALE: 1" = 30'

● = PINS FOUND  
 ○ = PINS SET

**CENTURY SURVEYING**  
 P.O. BOX 356, GRAND JCT., COLORADO 81502  
 TELEPHONE 303-241-2667

FIELD WORK	E.M.	DATE FIELD WORK	9-11-90
DRAWN BY:	W.R.	DATE DRAWN:	9-11-90