

DATE SUBMITTED: 9-11-91

PERMIT NO. _____

*no permit
except
4/7/89
which
was
new
structure
500*

FEE 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 922 North First St. SQ. FT. OF BLDG: 8 X 45

SUBDIVISION: Grand Junction SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. 12 LOT NO. 1-7 NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 2945-142-12-013 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One

OWNER: Thomas L. Goerke USE OF EXISTING BUILDINGS: _____

ADDRESS: 922 North First St. Andy's Liquors - Retail Store

TELEPHONE: 243-1176 DESCRIPTION OF WORK AND INTENDED USE: 35 to 45' trailer for storage use

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel. located in existing parking lot

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 8'

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 10' REAR 10'

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ *SW*

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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]
Department Approval
9-11-91
Date Approved

[Signature]
Applicant Signature
9-11-91
Date

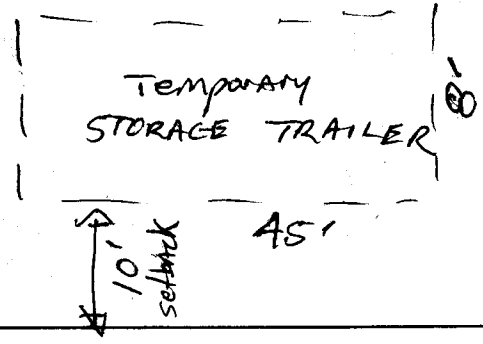
North
Belford Avenue

West
First Street

Existing
Andy's
Liquors

C-2

B-3



RMF-32

East

ACCEPTED DA 9-11-91
 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.

RMF-32

ALLEY

South