

DATE SUBMITTED: 7-31-91

PERMIT # 39370

FEE \$ \$5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 730 & 734 MAIN

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _ BLK # _ LOT # _

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945-144-17-0114012

NUMBER OF BUILDING ON PARCEL BEFORE THIS PLANNED PROPERTY CONSTRUCTION: 2

OWNER: BILL SEIDEL

USE OF EXISTING BUILDINGS:

ADDRESS: 734 MAIN

OFFICES

TELEPHONE: 244-4400

DESCRIPTION OF WORK AND INTENDED USE:

REMOVE SHED / Handicapped Ramp

SUBMITTALS REQUIRED: TWO PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE B-3

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT /

GEOLOGIC HAZARD: YES ___ NO X

SIDE ___ REAR / N/A

CENSUS TRACT # 2

MAXIMUM HEIGHT _____

TRAFFIC ZONE 41

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

see attached plan

ANY MODIFICATIONS TO THIS APPROVED 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.

Martin L. Cobble Bill Seidel
DEPT. APPROVAL APPLICANT SIGNATURE

7/31/91 7/31/91
DATE APPROVED DATE

*** VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (SECTION 9-3-2.D OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE).

BY DATE
CHKD. BY DATE

SUBJECT 730 & 732 MAIN ST.
REMO. & RAMP

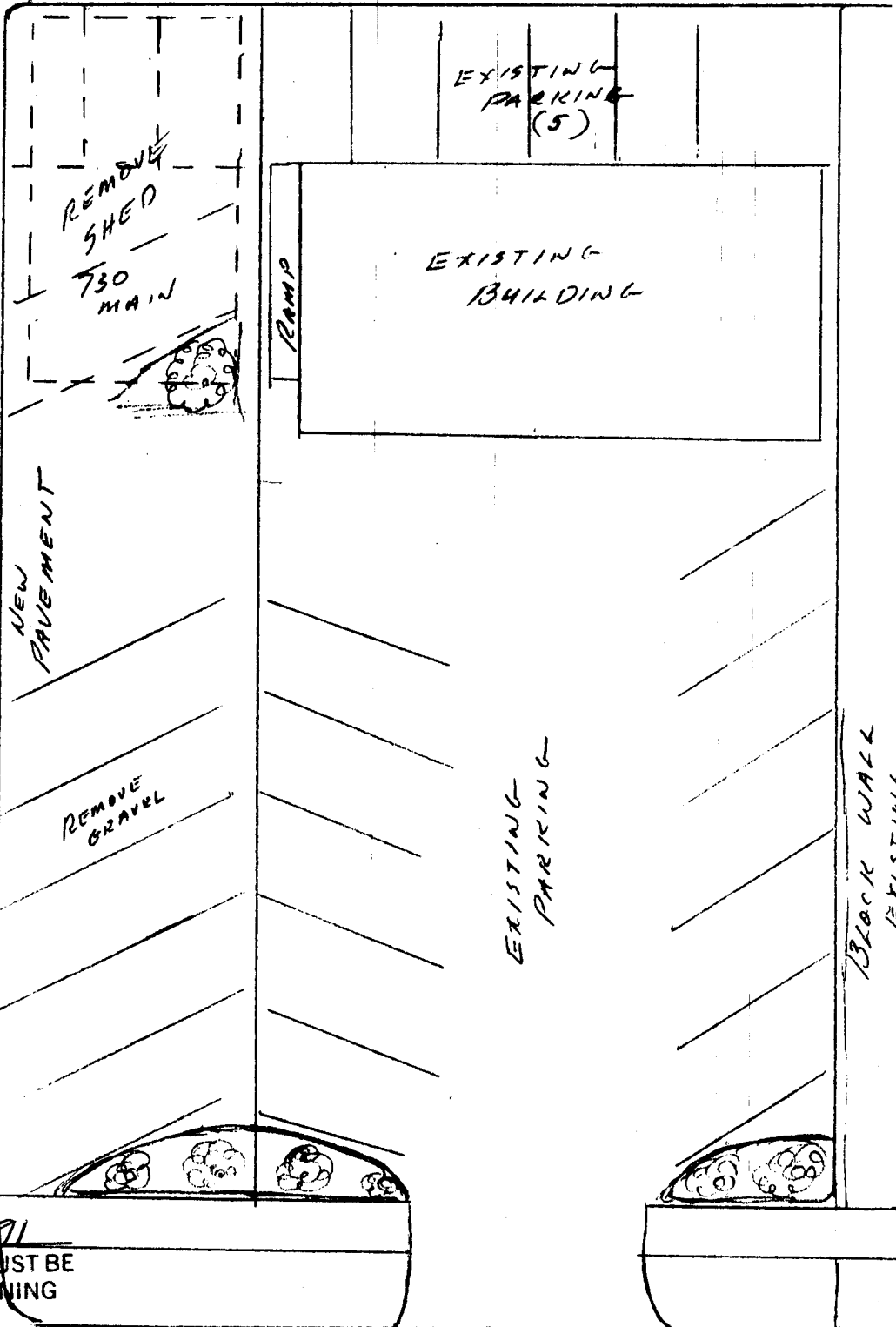
SHEET NO. OF
JOB NO.

ALLEY

1

BAR & GRILL

SERVICE STATION



ACCEPTED KKA 7/31/91
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.

MAIN STREET

PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.
Palisade, Colorado 81526
434-6637

Client _____

Project _____

Subject _____

Sht _____ of _____

Job _____

Date _____

by _____

1st LEVEL

