

DATE SUBMITTED: 7-31-91

PERMIT # 39370

FEE \$ \$5.00

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

②

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.

Walter L. Corwick Bill Seidel  
DEPT. APPROVAL APPLICANT SIGNATURE

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

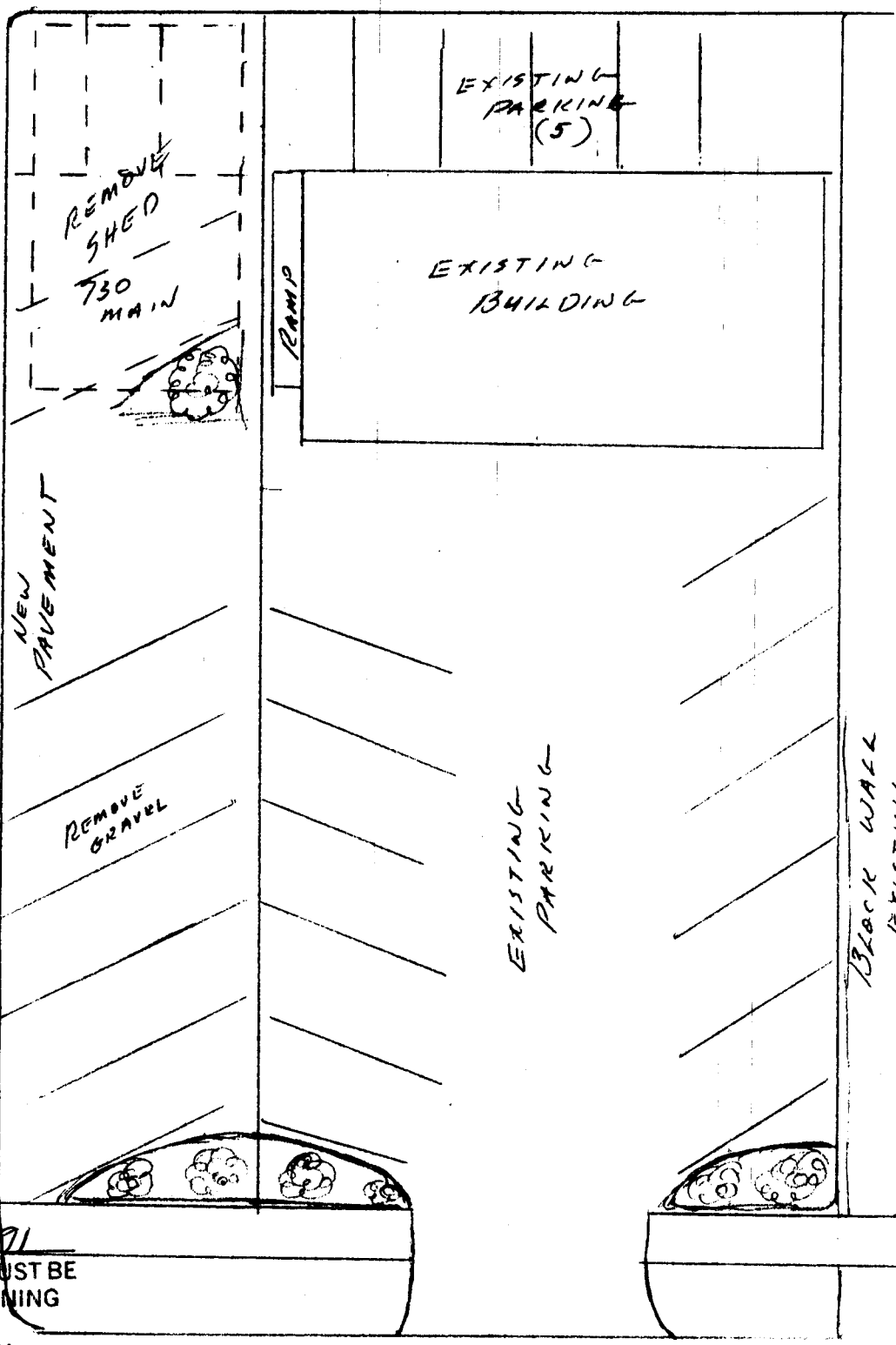
\*\*\* VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (SECTION 9-3-2.D OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE).

ALLEY

BAR & GRILL

SERVICE STATION

ALLEY



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

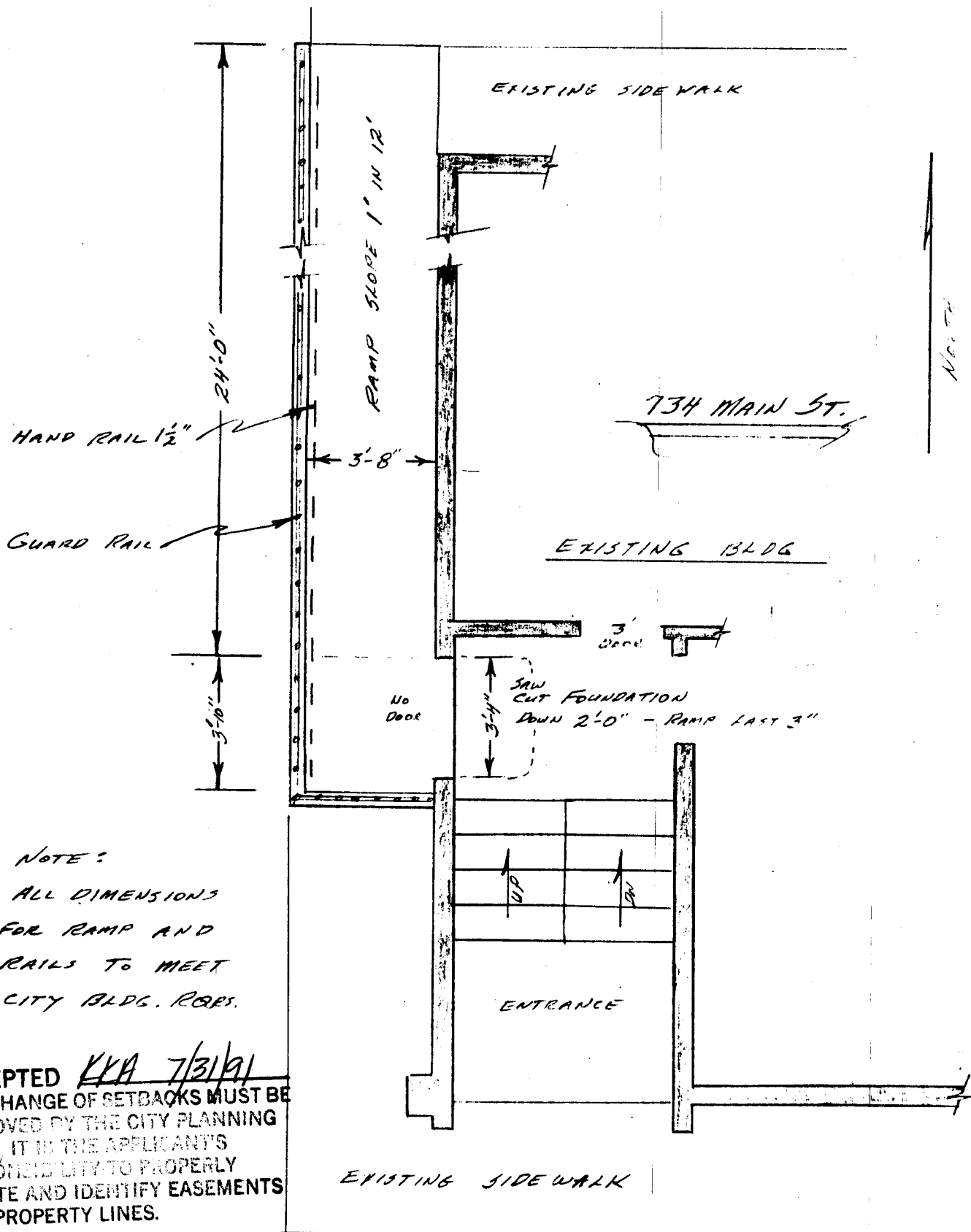
PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.  
Palisade, Colorado 81526  
434-6637

Client \_\_\_\_\_  
Project \_\_\_\_\_  
Subject \_\_\_\_\_

Sht \_\_\_\_\_ of \_\_\_\_\_  
Job \_\_\_\_\_  
Date \_\_\_\_\_  
by \_\_\_\_\_

1st LEVEL



NOTE:

ALL DIMENSIONS  
FOR RAMP AND  
RAILS TO MEET  
CITY BLDG. REQS.

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