

DATE SUBMITTED: 9-26-91

PERMIT NO. 39910

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1161 UTE AVE. SQ. FT. OF BLDG: 3834.
SUBDIVISION: GRAND JUNCTION SQ. FT. OF LOT: 9375.
FILING NO. BLK NO. 133 LOT NO. 14/15/16 NO. OF FAMILY UNITS: COMMERCIAL
TAX SCHEDULE NO: 2945-144-36-008 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

OWNER: JOE F. & MARCIA L. GAMBILL USE OF EXISTING BUILDINGS: RETAIL SALES

ADDRESS: 1161 UTE AVE.

TELEPHONE: 243-5337

DESCRIPTION OF WORK AND INTENDED USE: REMODEL INTERIOR FOR RETAIL SALES

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 C-2 FLOODPLAIN: YES NO X
SETBACKS: FRONT 50' & (10' from prop. line) GEOLOGIC HAZARD: YES NO
SIDE 0 REAR 0 CENSUS TRACT: 2 TRAFFIC ZONE: 41
MAXIMUM HEIGHT 40 PARKING REQ'MT 8 spaces (5 spaces-retail; 3 spaces-shop)

LANDSCAPING/SCREENING REQUIRED:
562.5-3-39. ft. required - at least 2 trees, 40% of area in shrubs - landscaping plan must be approved & installed prior to occupancy

SPECIAL CONDITIONS:
Underground irrigation piping to be hooked up to hose bibs on building for landscaped area. Widening of driveway must be approved by State Hwy Dept.

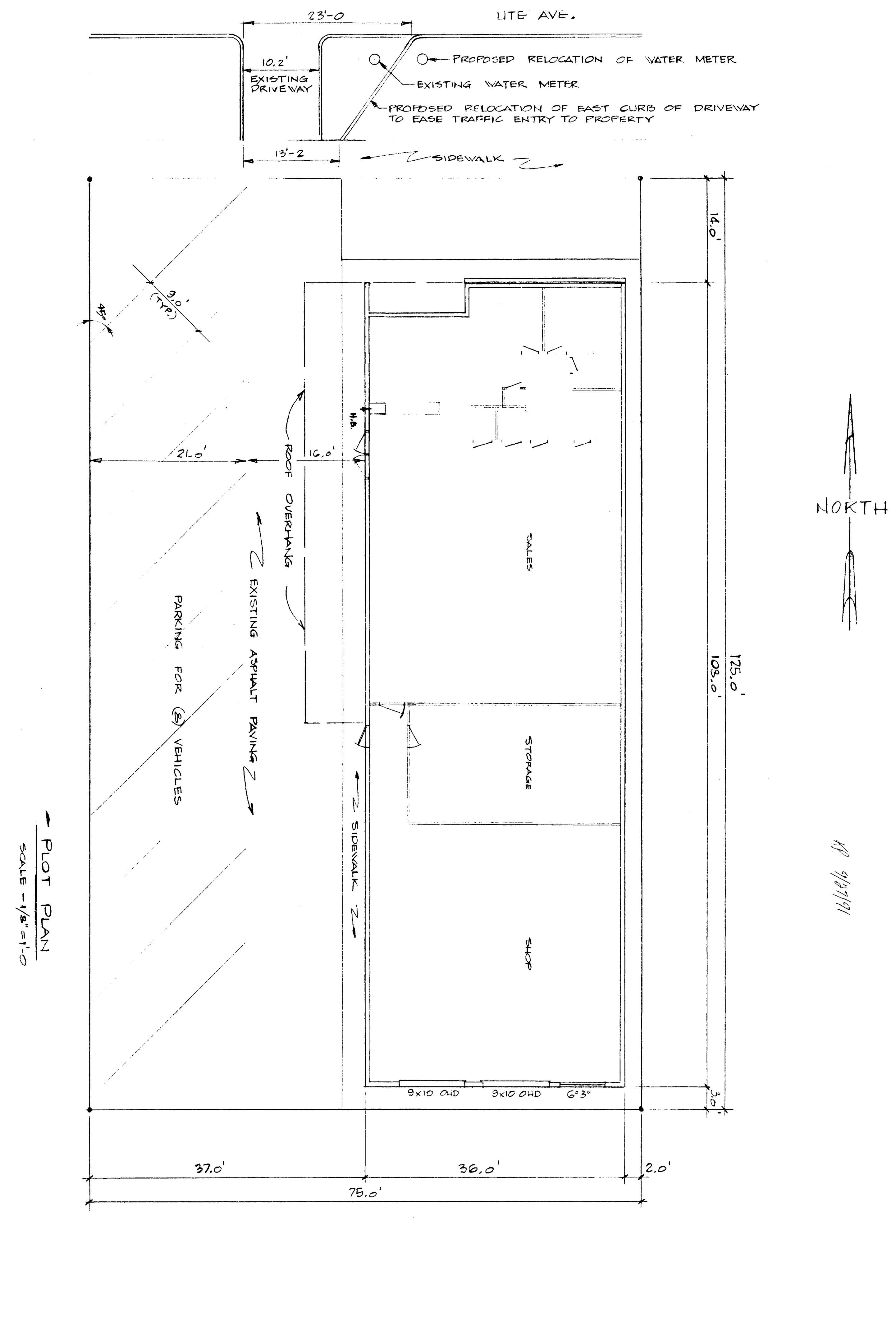
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

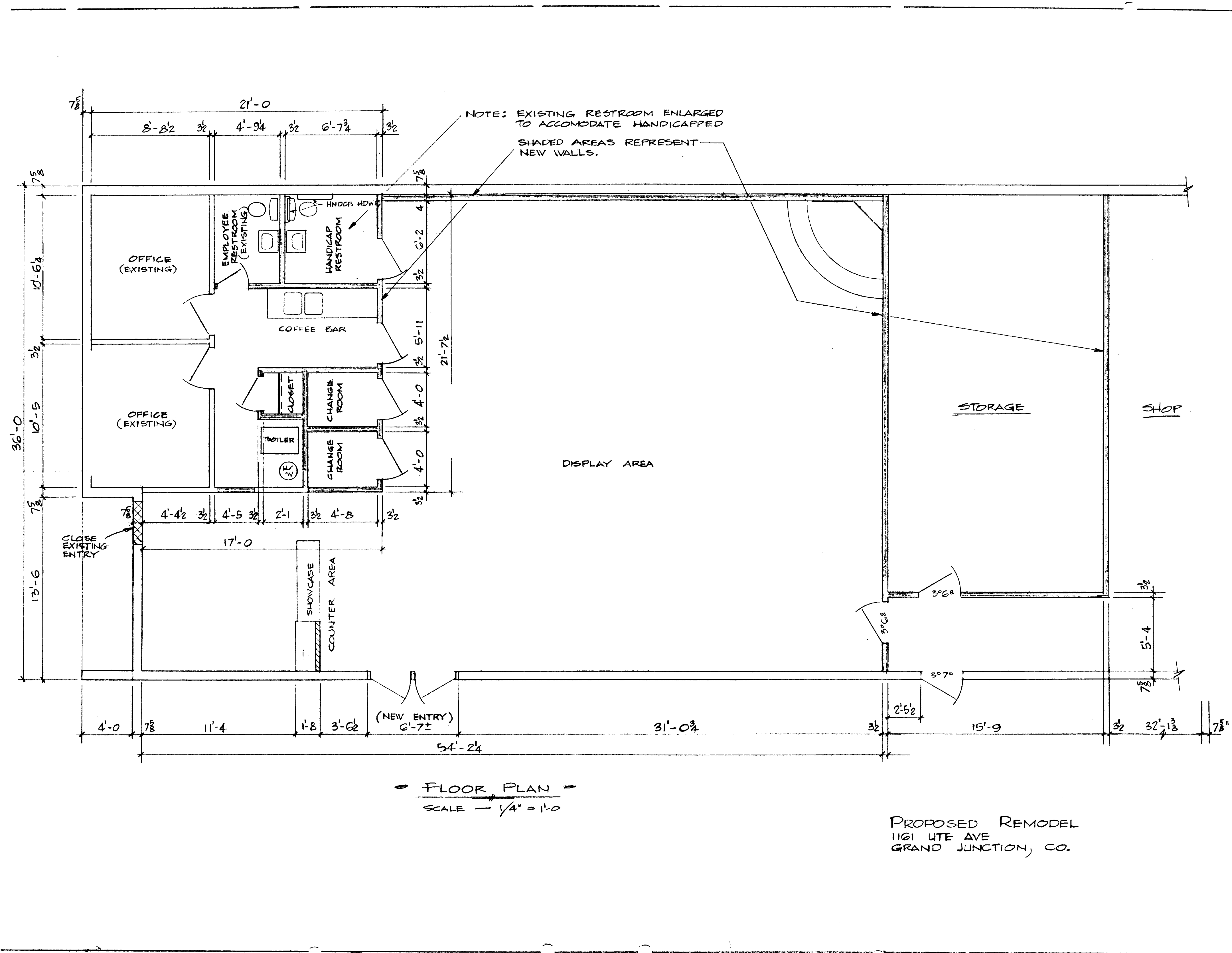
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

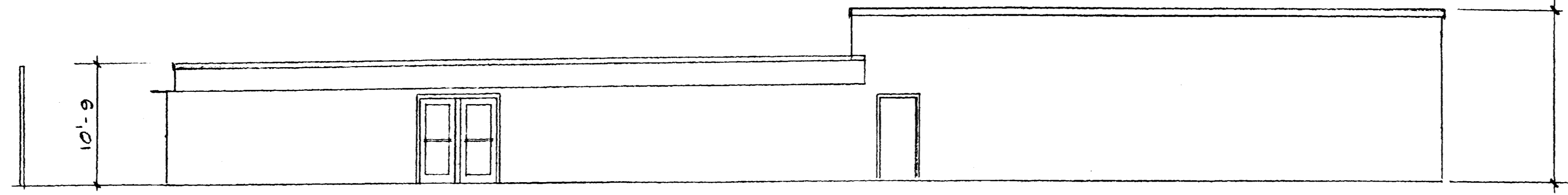
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Postma
Department Approval
9/27/91
Date Approved

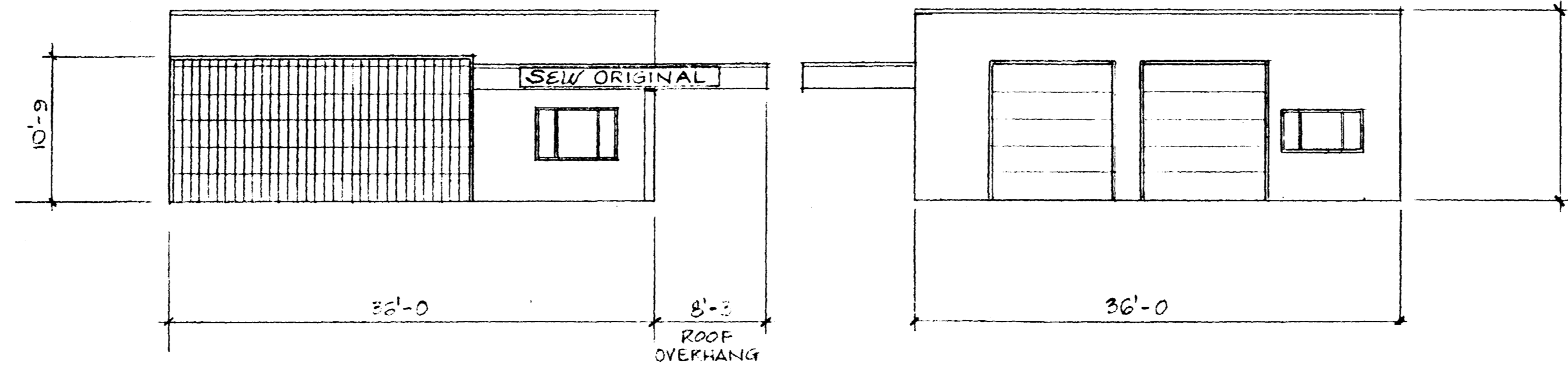
Joe F. Gambill
Applicant Signature
Date







WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION