

DATE SUBMITTED: 12-28-92

PERMIT NO. 43855 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Ⓢ

BLDG ADDRESS 141 N. 3RD ST

SQ. FT. OF BLDG: 4

SUBDIVISION N.A.

SQ. FT. OF LOT: 1

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: NONE

TAX SCHEDULE # 2995-143-85-008
000

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER JIM + KARA CIHLAR

USE OF EXISTING BUILDINGS: Retail & service

ADDRESS 605 1/2 PIONEER RD. 6J.

DESCRIPTION OF WORK AND INTENDED USE: INTENTION REMOVE

TELEPHONE: 292-0388

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 _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT _____

PARKING REQ'MT DOWNTOWN

LANDSCAPING/SCREENING REQUIRED: _____

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

Richard D. Weisner
[Signature]
Applicant Signature

12-28-92
Date Approved

C/O 218A3 12-28-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

In Gutter

City of Grand Jct. Block Monument Line

Back of curb

Mon. Box

Road Avenue

Street Centerline

60.0'

40.0'

Drive

Drive

Back of curb

Mon. Box

20.0'

S 00°00'39" W 351.87'
3RD STREET

Mon. Box
20.0'

Zelmer's Woodshed
227 Road Ave.

Concrete Block Building on line 0.1±
S 00°00'29" E 125.96'(125.0' R)

9

10

11

12

13

14

15

16

(25.0' R)
25.10'

(25.0' R)
25.10'

Telm. Man Hole

S 89°57'21" E 200.77' (200.0' R)

20' Alley

Sewer Man Hole

Open Area

Edge of Asphalt

Asphalt Parking

Asphalt Parking

BANK DRIVE THRU
ABANDONED

60.30'

18.2'

24.30'

32.50'

15.00'

Easement for sewer, electric & gas
over the West 10' of the South 60'
of Lot 15, Book 886, Pg. 432.

Easement for waterline
over West 15' of the North 65'
of Lot 15, Book 886, Pg. 432

The Commons
141 N. 3rd St.

Asphalt Parking

9.20'

7.90'

12.30'

2.00'

65.0'

10.70'

28.10'

16.50'

0.00'

12.50'

0.30'

12.30'

6.14'

38.20'

6.99'

S 00°00'39" W 125.94' (125.0' R)

20.0'

S 00°00'39" W 351.87'

3rd Street

Street Centerline

Encroachment, See Note No. 1