

DATE SUBMITTED: 5/13/92

PERMIT NO. 41965

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 200 WEST GRAND

SQ. FT. OF BLDG:

SUBDIVISION N/A

SQ. FT. OF LOT:

FILING # BLK # LOT #

NO. OF FAMILY UNITS:

TAX SCHEDULE # 2945-151-00-092

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER JAMES HOLMES

USE OF EXISTING BUILDINGS: retail

ADDRESS 200 WEST GRAND

DESCRIPTION OF WORK AND INTENDED USE: METAL AWNING

TELEPHONE: (303) 242-2818

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 ✓

SETBACKS: FRONT 0

GEOLOGIC HAZARD: YES NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: N/A

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.

Karl S. Metzner
Department Approval

Lynn B. Schmitt
Applicant Signature

5/13/92
Date Approved

5/13/92
Date

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

SURPLUS
CITY

EXIS. STORAGE AREA
AND/OR
FUTURE PROPOSED BUILDING SITE

LIQUOR
STORE

MAINT. AREA

ACCEPTED 5/13/92 *Kell*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY ENGINEER
BEFORE CONSTRUCTION BEGINS.
RESPECTFULLY,
LOCAL ENGINEER OF RECORD
AND PROPERTY OWNER

3' CONCRETE
RINGS

ROAD BASE

SCALE:	APPROVED BY:	DRAWN BY:
DATE:	1" = 10'	REVISED:
		DRAWING NUMBER: