

DATE SUBMITTED: 3-26-92

PERMIT NO. 41362 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 745 HORIZON DRIVE

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2701-361-00-022

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

OWNER WAYNE BROWNELL

USE OF EXISTING BUILDINGS: CONVENIENCE STORE

ADDRESS 3645 JEANNIE DRIVE CO SPRINGS, CO 80917

TELEPHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR REMODEL

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE HO

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE INTERIOR REAR _____

CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

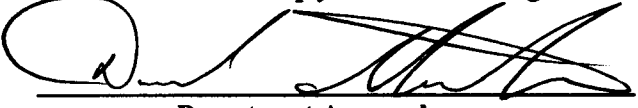
LANDSCAPING/SCREENING REQUIRED: _____

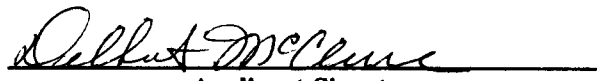
SPECIAL CONDITIONS: _____

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.





Department Approval

Applicant Signature

3-26-92

3/26/92

Date Approved

Date

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

Post 12' 1 3/8 - Beam

Bear C
C.M.U.
(1) 5/8" x 110 anchor bolt
(front
Solid.)

Attach w/
W12x22 col.

First
Bear W 8 on
W12 and
bolt together

REMOVE HANGERS



(2) 2x12
Beam of some kind

Attach 2x4 TOP R.
TO W 8. Provide
Type "WNP212-2"
Hanger

27'-4"

Join to FF = 12' 4"

+ 8" to grade Beam under floor

Provide Base PL's 5/8" x 4" x 0'-9 1/2"
Attach to exist. slab w/ 3/4" phi
exp. anchors with 3 3/4" min.
embedment. C2 anchors at
each plate.

MOVE DOOR & FRAME
OPENING W/ BRICK
BLOCK

Horizon Drive Acorn.

