

CITY OF GRAND JUNCTION
APPLICATION FOR BUILDING PERMIT
PLANNING DEPARTMENT

01510
PLAN # ~~00199~~

BLDG ADDRESS 1753 E. MAIN ST DESCRIPTION OF WORK: Erect a
 SUBDIVISION East Main Street Add. modular office building
 FILING # _____ LOT # 4 BLK # 6 _____
 TAX SCHEDULE # 2945-133-16-004-4 003 SQ FT OF BLDG 1440 SQ FT OF LOT 6250
 _____ 002 _____
 HEIGHT _____ NO OF FAMILY UNITS _____
 OWNER David A. Hoyt NUMBER OF BLDGS ON PARCEL _____
 REPRESENTATIVE _____ USE OF BLDGS ON PARCEL
 PHONE 245-2827 / 243-0053 Office

FOR OFFICE USE ONLY

// ZONE: C2 // FLOOD HAZARD: ok
 // SETBACKS: F 45 S 0' R 0' // GEOLOGIC HARZARD: ok
 ROW _____ // SPECIAL CONDITIONS: wavier,
 // MAXIMUM HEIGHT: 65' address, 1 more parking
 // PARKING SPACES REQUIRED: 45 space.
 // LANDSCAPING/SCREENING: per plan

DATE APPROVED 10/14/8'
 APPROVED BY [Signature]

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. (GRAND JUNCTION ZONING AND DEVELOPMENT CODE 5-6-6, C 1981)

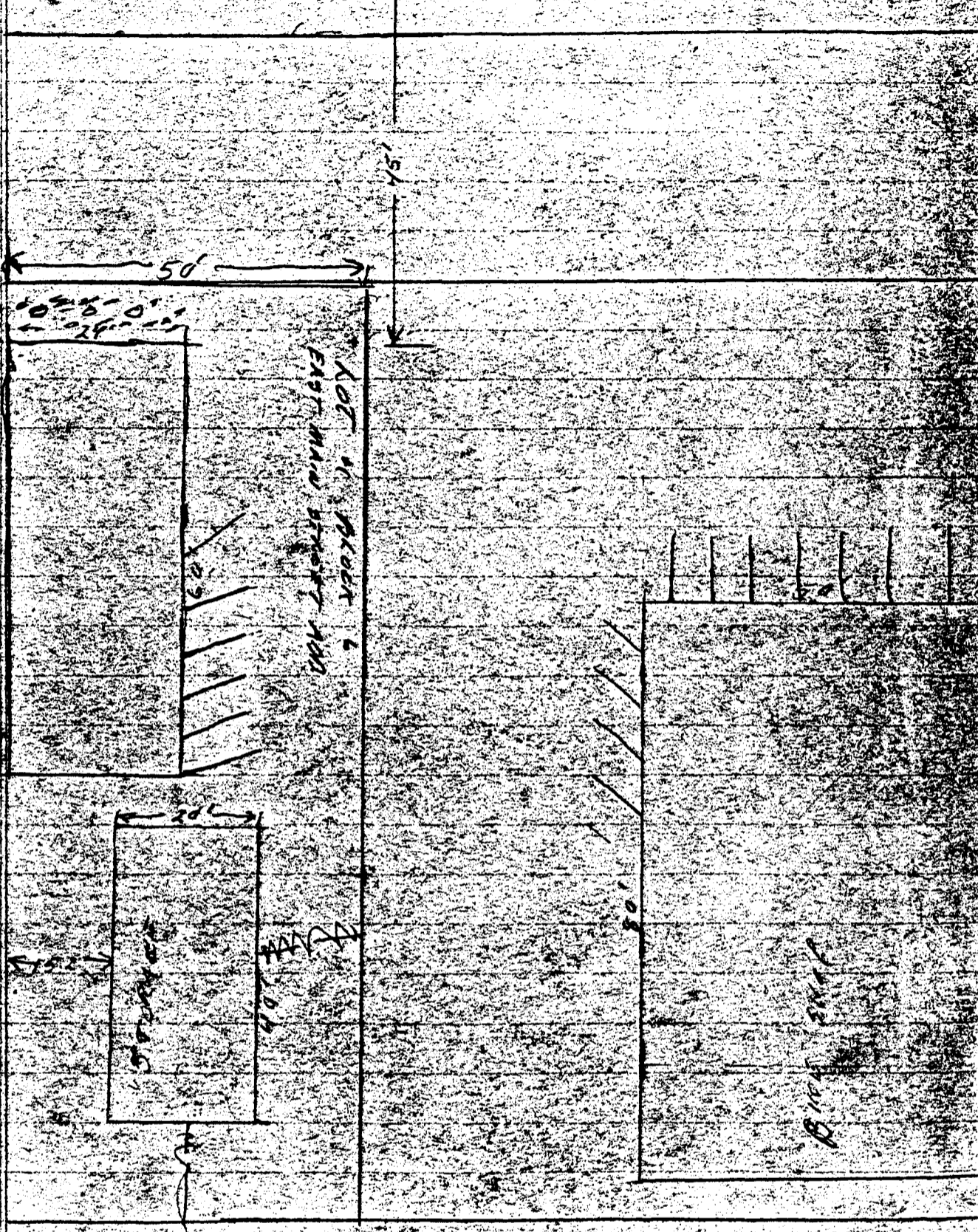
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE.

[Signature]
SIGNATURE

4 5/16/19

1" = 20'

MAIN STREET CENTER LINE



LANDSCAPING

50'

15'

LOT IN BLOCK & EAST MAIN STREET 100'



STORAGE

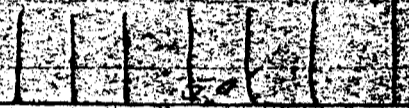
STORAGE

DRIVE

STORAGE



STORAGE



MESA COUNTY BUILDING DEPARTMENT
VARIANCE FOR EXISTING DRIVEWAY

- A) The signer hereby certifies that the proposed project for which the building permit is requested is accessible via an existing driveway and that said driveway does not impound surface run off and/or irrigation water; that said driveway is a minimum of fifty (50) feet from an intersection; that the approach grade is not more than 10% and requires no additional work.
- B) The signer hereby certifies that curb and gutter exists, that the driveway will meet the curb grade, that the approach grade is not more than 10% and that the driveway is at least fifty (50) feet from the intersection of the roads.

A _____
 B *D. A. Hoff*

Signature to either of the above items guarantees the accuracy of the statement. If at the time of inspection by the Building Department it is found that the information was in error, the building permit shall be revoked and the applicant shall make formal application for driveway permit.

WITNESS:

Gene Ben

Copy: Mesa County Road Department