

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 632 WEST GUNNISON

SQ FT OF BLDG: 3600

SUBDIVISION: 6+50 WEST SUB.

SQ FT OF LOT: 33,680

FILING # 2 BLK # 6+7 LOT # 5

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-151-11-00706

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: ALCO BUILDING CO

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 599-25 ROAD

PHONE: 242-1423

DESCRIPTION OF WORK AND INTENDED USE:
OFFICE & SHOP

FOR OFFICE USE ONLY

ZONE: C1

FLOOD PLAIN: YES NO

SETBACKS: F 25' S 0' R 0'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 66'

CENSUS TRACT NUMBER: 9

MAXIMUM HEIGHT: 65'

SPECIAL CONDITIONS: 1 curb

PARKING SPACES REQUIRED: 6 spaces

cut & ~~curb~~
MUST BE REMOVED
AND A NEW CURB CUT
WILL BE REQUIRED

* LANDSCAPING/SCREENING: Minimum of 75%
of the required front yard setback

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

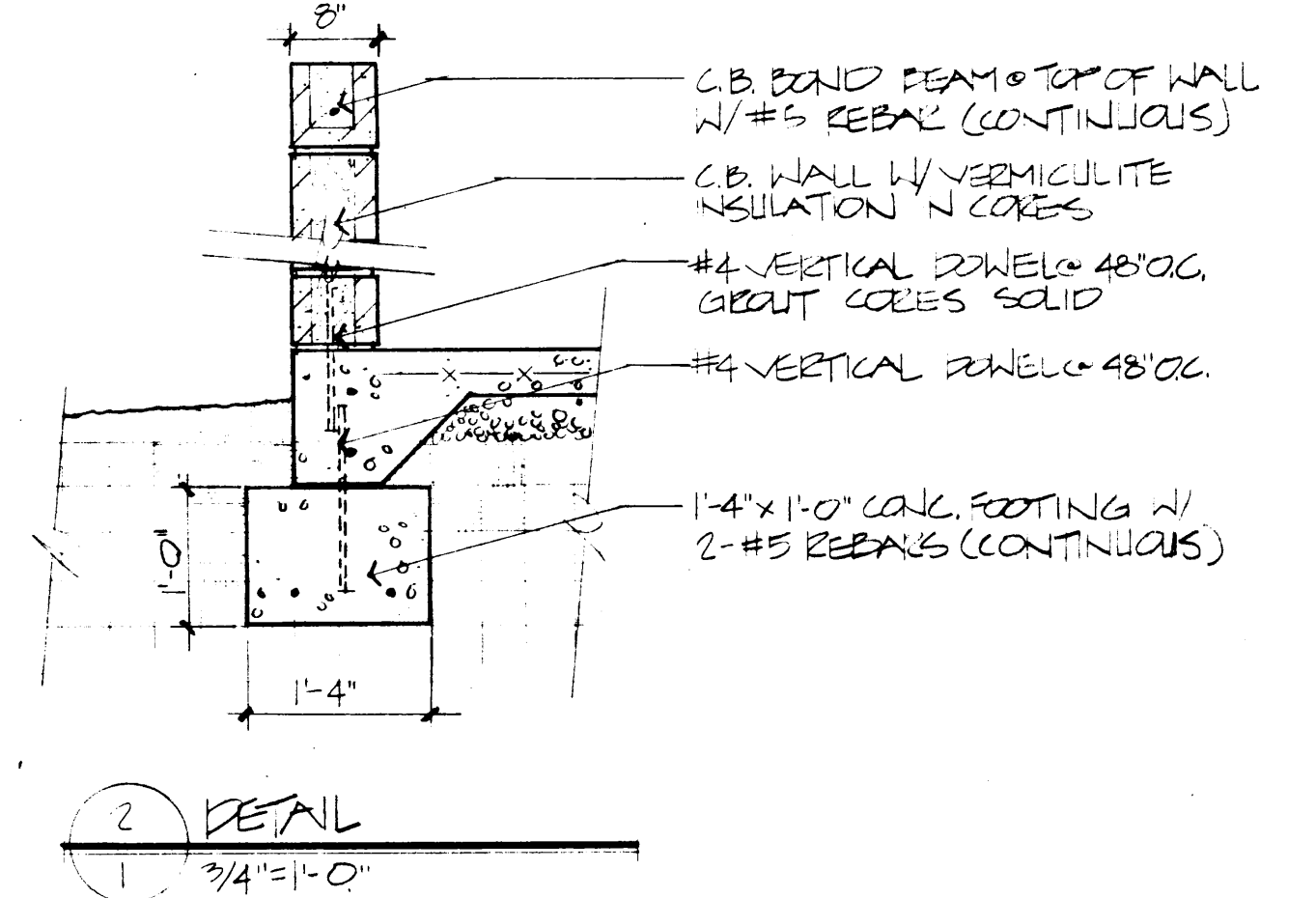
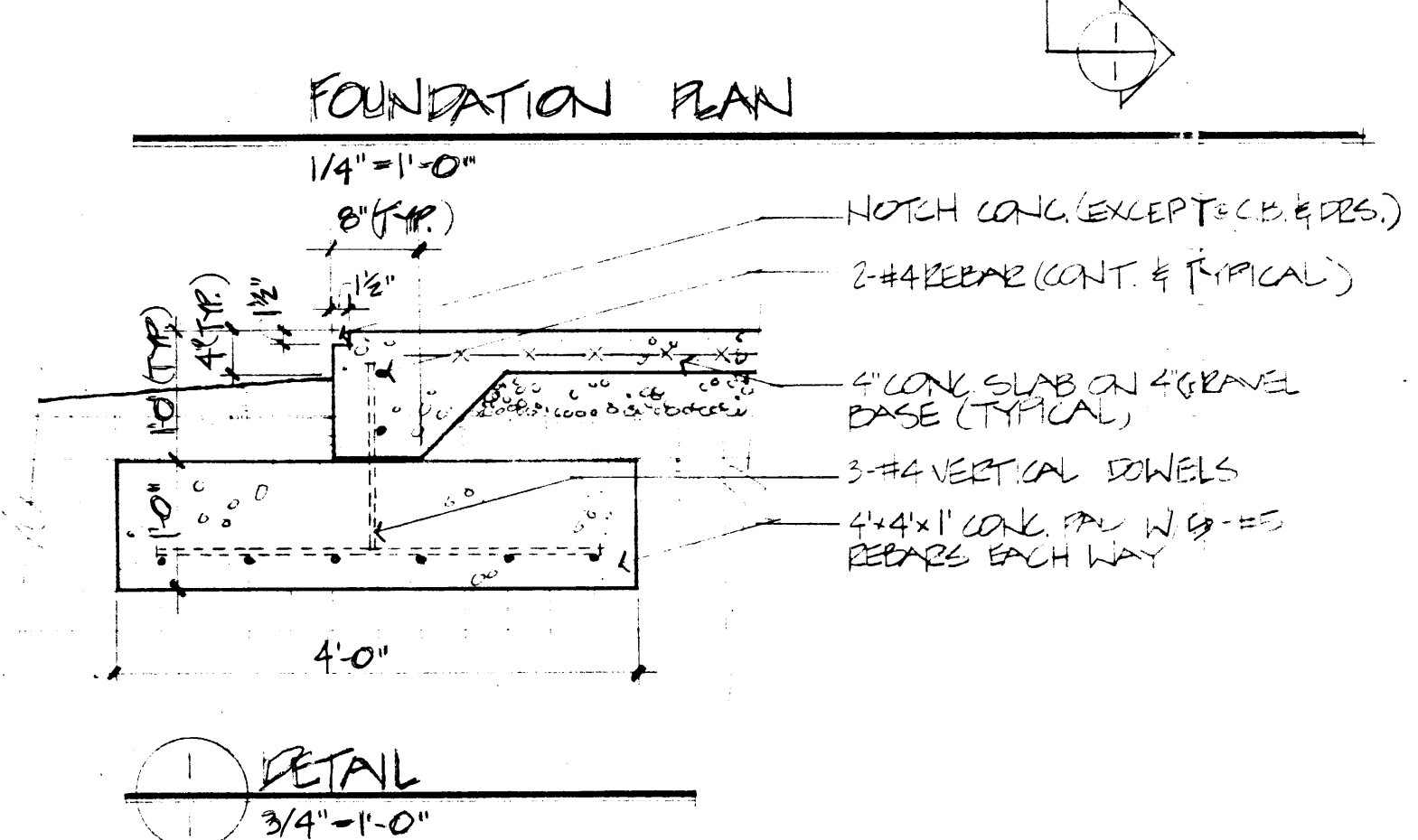
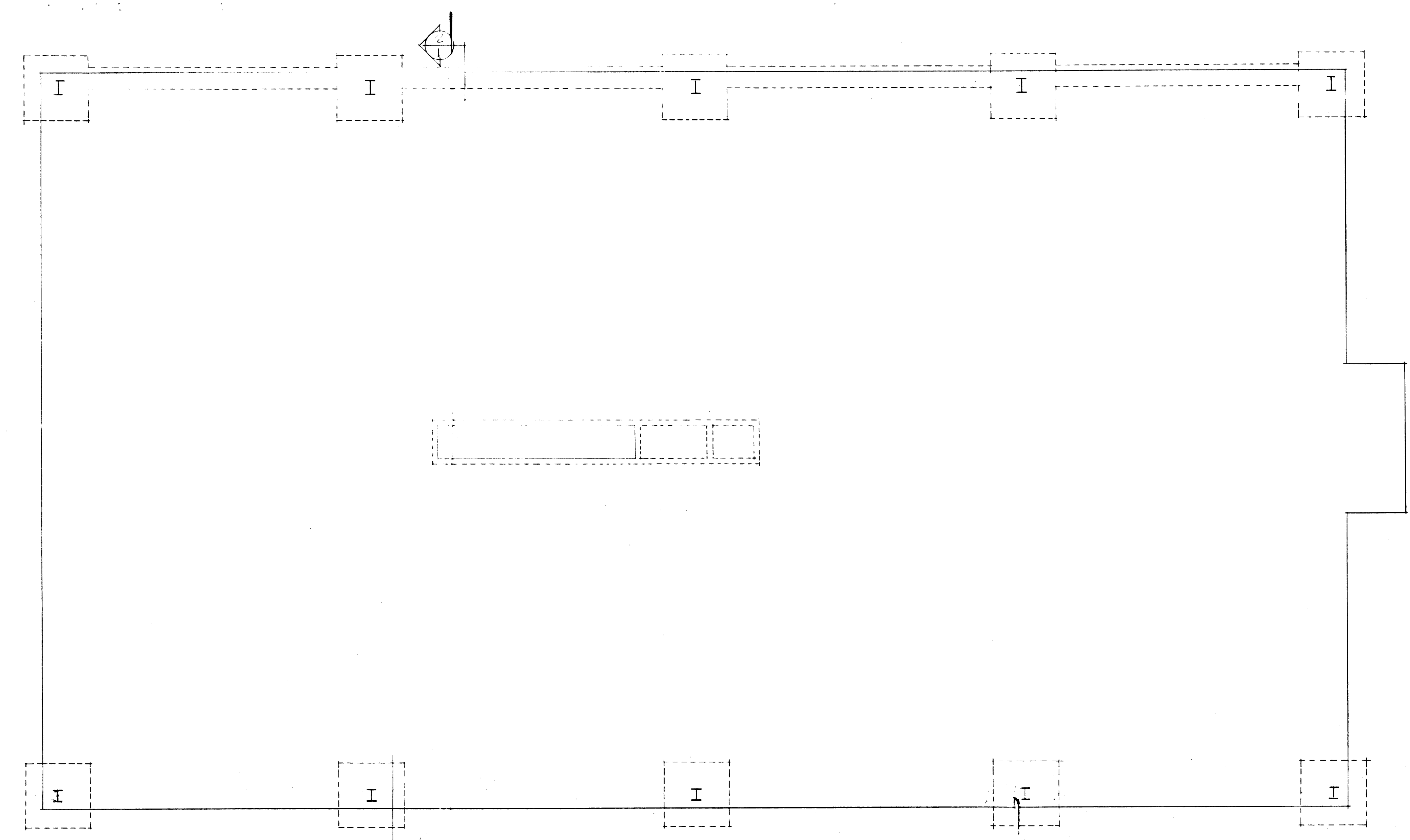
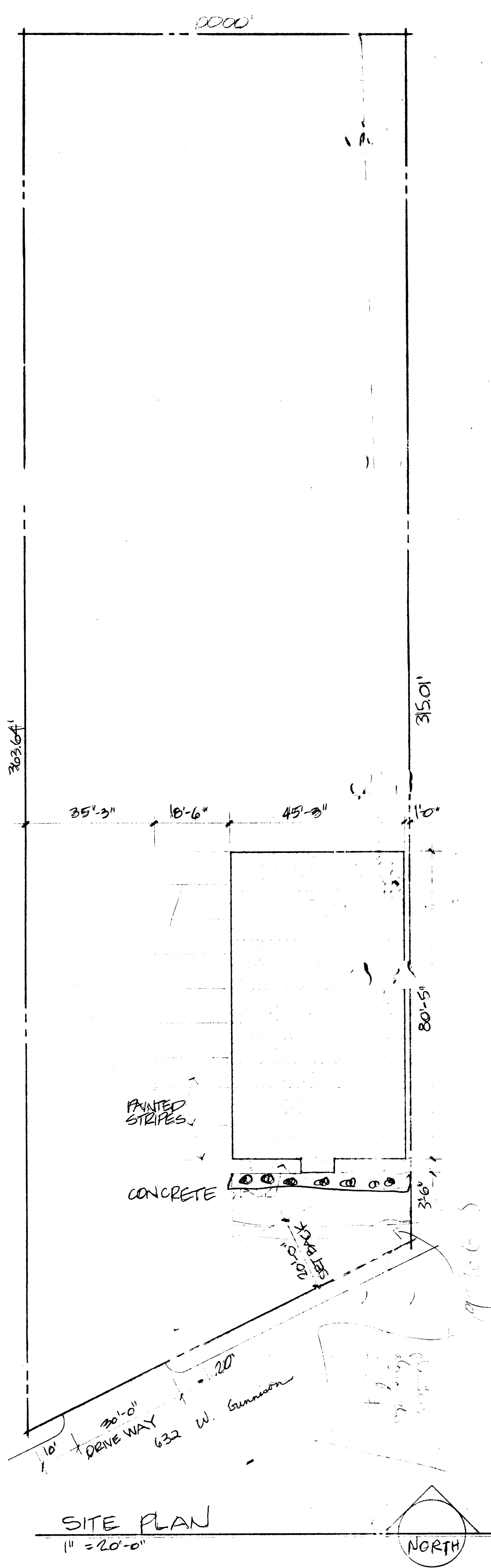
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6-7-83

APPROVED BY: [Signature]
[Signature]

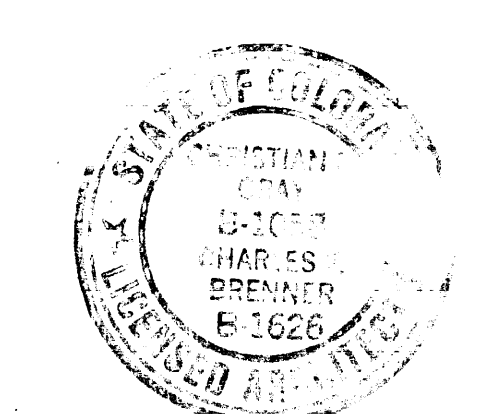
[Signature]
SIGNATURE
Bob Turner
242-1423

C.O. Signoff: 3-16-84 by MS.



PARKING:
 900 SF. OFFICE + 300 • 3 SPACES
 2700 SF. SHOP EMPLOYEES • 3 SPACES
 REQUIRED 0 SPACES
 PROVIDED 0 SPACES
 632 WEST GUNNISON AVE

C-1 Zone



An ALCO BUILDING Project for

GOLORADO CLARKLET INC.

date 2-2-32
drawn RFB
title SITE PLAN
sheet ONE

gray • brenner architects • planners
 1310 East Sherman Blvd., Suite 101, 2015-1209, Lakewood, CO 80121