

City  County

PLAN # 21283

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: 515 7th South

SQ FT OF BLDG: 11,280 (will be total)

SUBDIVISION: \_\_\_\_\_

SQ FT OF LOT: 166,250

FILING # \_\_\_\_\_ BLK # 160 LOT # 1-15

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: 2945-143-42-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 8

PROPERTY OWNER: Burkey Lumber

USE OF ALL EXISTING BUILDINGS: Retail Sales & Storage

ADDRESS: 515 South 7th

PHONE: 242-3757

DESCRIPTION OF WORK AND INTENDED USE: Addition To Building & Retail Sales

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FOR OFFICE USE ONLY  
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ZONE: I-1

FLOOD PLAIN: YES (NO)

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES (NO)

RIGHT OF WAY: 7th St - 100' South - 80'

CENSUS TRACT NUMBER: 8

MAXIMUM HEIGHT: 65'

SPECIAL CONDITIONS: Need parking designated on plan. Need total #.

PARKING SPACES REQUIRED: 56

LANDSCAPING/SCREENING: OK as is.

C.O. Released 10-28-85

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: 7/11/84

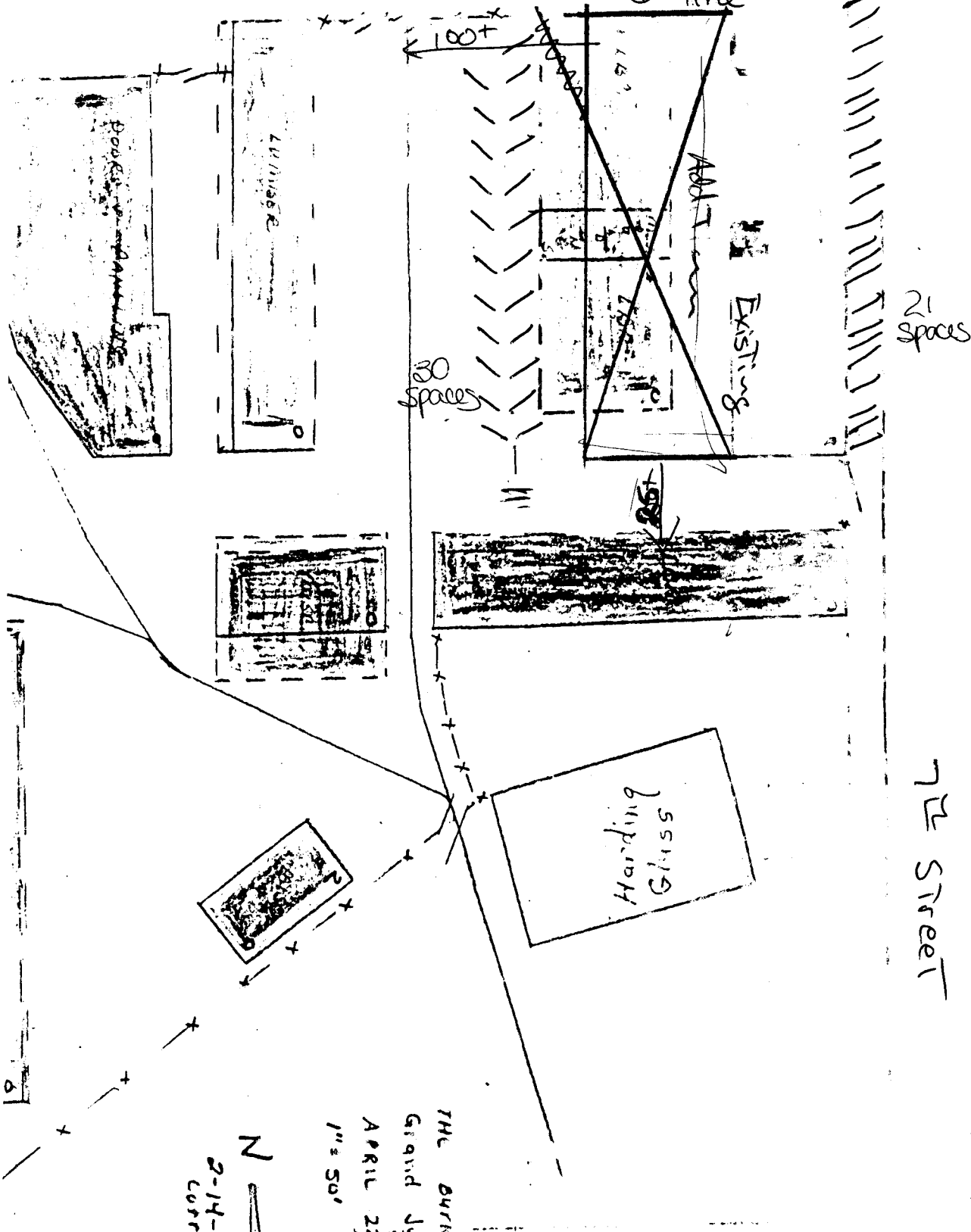
Ally Cary  
SIGNATURE

APPROVED BY: Kim

242-3251

South Ave

81 to property line



21 Spaces

7th Street

Per phone call 7/10/84  
Total Spaces  
60

THE SURVEYING CO  
Grand Junction, Colorado  
APRIL 22, 1976 J.L. Fry  
1" = 50'

N  
2-14-78 Corrected F. Cobornly