

City County

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: 729 COLORADO AVE.
SUBDIVISION: CITY OF GRAND JCT.
FILING # _____ BLK # 128 LOT # 11-14
TAX SCHEDULE NUMBER:
2945-144-29-007,008
PROPERTY OWNER: MARY EUSTROM
ADDRESS: 212 So. 7TH ST. - G. JCT.
PHONE: 242-1655

SQ FT OF BLDG: 4,250
SQ FT OF LOT: 11,875
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION _____

DESCRIPTION OF WORK AND INTENDED USE:

DRY STORAGE WAREHOUSE

USE OF ALL EXISTING BUILDINGS: _____

FOR OFFICE USE ONLY

ZONE: C-2
SETBACKS: F B S D R O
RIGHT OF WAY: 80'/80'
MAXIMUM HEIGHT: 40'

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 2
SPECIAL CONDITIONS: Parking to bc 90°

PARKING SPACES REQUIRED: See parking layout
LANDSCAPING/SCREENING: Landscape area between sidewalk & parking lot. to deter parking & traffic hazard.

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: 6/4/84
APPROVED BY: [Signature]

[Signature]
SIGNATURE

85'-0"

50'-0"

1/4" SLOPE ROOF

35" TYP. ROOF JOISTS @ 24" O.C.

8'x8' O.H. DOOR

(P) 1 ROOF TO DRAIN

SCUPPER & DOWNSPOUT (TR. OF E)

GAS METER

PROPERTY LINE

ALLEY

PROPERTY LINE

ALLEY

ENSTROM CANDLES WORKS
5-27-84

5 1/2" PRECAST CONCRETE WALL PANELS

BUILT-UP ROOF ON 5/8" CDS 2'-6"
ON 3/8" TILT JOISTS

CONT. LEDGER ANGLE

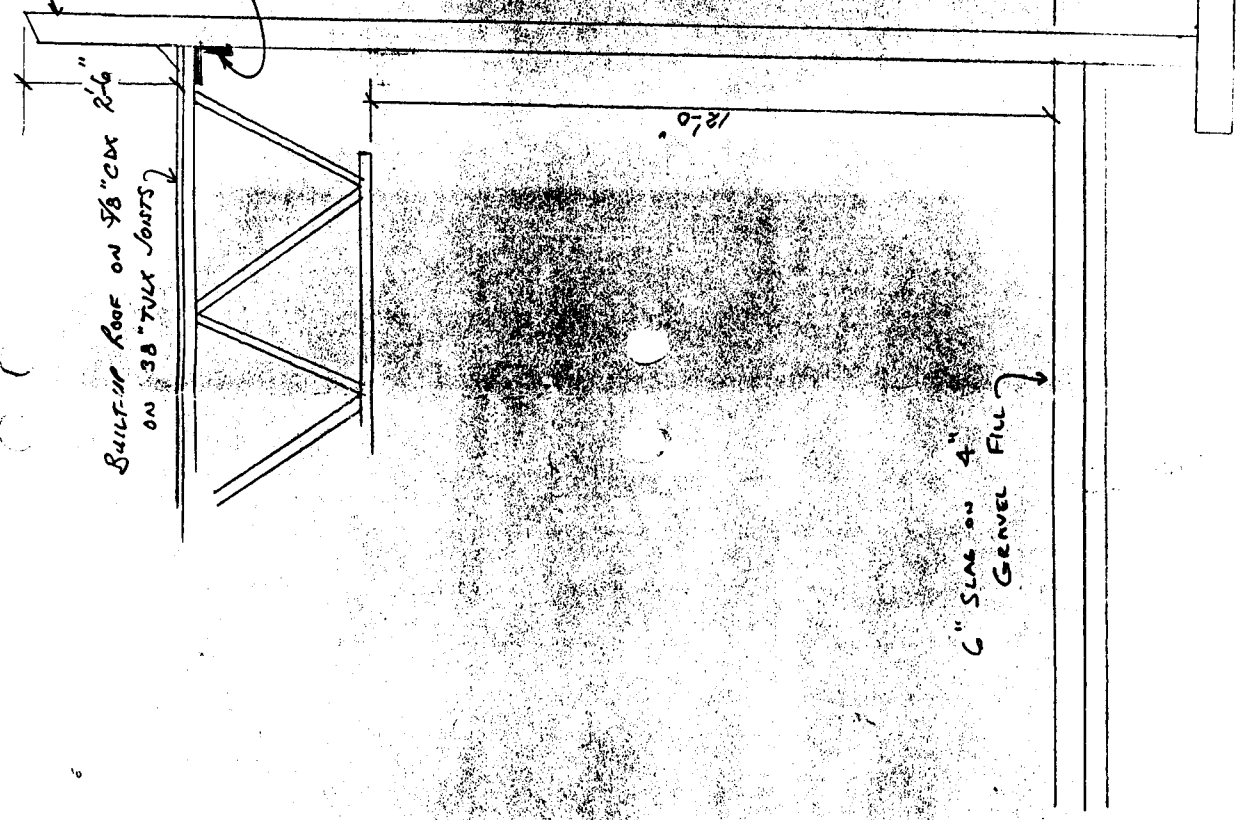
PROPERTY LINE

ALLEY

2'-6"

12'-0"

6" SLAB ON 4" GRAVEL FILL



EASTROM CARLIS WAREHOUSE
5-27-84