

City County

PLAN # 21492

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: 2850 I-70B
SUBDIVISION: REPLAT P&IN
FILING # _____ BLK # 4 LOT # 213
TAX SCHEDULE NUMBER:
2943-182-07-002 + 003
PROPERTY OWNER: U.S. International
ADDRESS: 11225 5th 6th, JOE
PHONE: 242-8519 242-3517

SQ FT OF BLDG: 3300
SQ FT OF LOT: 31,200
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

USE OF ALL EXISTING BUILDINGS: _____

DESCRIPTION OF WORK AND INTENDED USE:
OFFICE / WAREHOUSE

FOR OFFICE USE ONLY

ZONE: I-1
SETBACKS: F 55' 4" S 0' R 0'
RIGHT OF WAY: _____
MAXIMUM HEIGHT: 65'
PARKING SPACES REQUIRED: AS SHOWN.
LANDSCAPING/SCREENING: AS SHOWN ON PLAN

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 7
SPECIAL CONDITIONS: 1 SIGN WILL REQUIRE A SEPERATE SIGN PERMIT/SEPERATE FENCE PERMIT.
2 STATE HWY ACCESS PERMIT REQ.
3 NO ACCESS OFF 28th ROAD & NO GATE (SEE PLAN) 4 MUST HAVE RAISED CURB (SEE PLAN)

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: 8/7/84
APPROVED BY: [Signature]

[Signature]
SIGNATURE
C.O. Released 8-19-85



UNITED STATES WELDING, INC.

1221 SOUTH CLARKSON • SUITE 416 • DENVER, COLORADO 80210 • 777-2475

the welder's supply house

August 13, 1984

Building Department
City of Grand Junction
Grand Junction, CO 81502

RE: United States Welding
Glen Road @ I-70 Business Loop
Grand Junction, CO

Gentlemen:

Our proposal for access to the site and new building for this project showed two driveways on Glen Road, one on the I-70 Frontage Road, and one on 28½ Road. Jim Bragdon of the Traffic Engineering Department agrees to all, but the one on 28½ Road. Marvin Sparn, the architect for the project, has discussed this matter with Mr. Bragdon by telephone. The driveway to 28½ Road is acceptable to Mr. Bragdon on the following conditions:

1. Used for egress only.
2. Used by U.S. Welding vehicles only.
3. Used no more than ten times per week.
4. Gates locked at all times except when U.S. Welding trucks are leaving the site.

These conditions are acceptable to us and will be included in the operation procedures for this facility. Thank you for your assistance and cooperation.

Sincerely yours,

~~UNITED STATES WELDING, INC.~~


Robert D. Lorgren
President

RDL:kv

cc: ✓ J. Bragdon
M. Sparn