

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: 2893 NORTH AVE SQ FT OF BLDG: 4500  
 SUBDIVISION: ERNEST T SPARN SQ FT OF LOT: \_\_\_\_\_  
 FILING # \_\_\_\_\_ BLK # 1 LOT # 1,2,3 + 20' x 4' NUMBER OF FAMILY UNITS: 2  
 TAX SCHEDULE NUMBER: \_\_\_\_\_ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2997-181-05020  
 PROPERTY OWNER: DIRECT SALES TIRE USE OF ALL EXISTING BUILDINGS: retail & storage  
 ADDRESS: 9251 E 104th AVE, HENDERSON, CO 80640  
 PHONE: 289-2901

DESCRIPTION OF WORK AND INTENDED USE:  
REMODEL OF EXIST BUILDING

\*\*\*\*\*  
FOR OFFICE USE ONLY  
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ZONE: C-1 FLOOD PLAIN: YES  NO   
 SETBACKS: F 55' S 0' R 0' GEOLOGIC HAZARD: YES  NO   
 RIGHT OF WAY: 100' CENSUS TRACT NUMBER: 7  
 MAXIMUM HEIGHT: 40' SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING SPACES REQUIRED: 10 min (15 shown) SQ. FT. OF SALES AREA? 1980 SF.  
 LANDSCAPING/SCREENING: 525 # min

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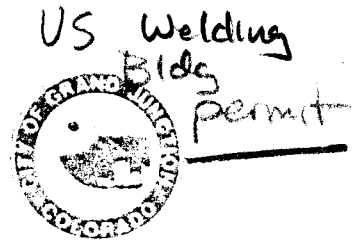
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
 THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).  
 ANY LANDSCAPING REQUIRED 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.

X [Signature]  
SIGNATURE

DATE APPROVED: 10-31-84  
 APPROVED BY: Michael Suthubal

Site ✓ = all o.k. C.O. release 12-10-84 M.S.



City of Grand Junction, Colorado 81501  
250 North Fifth St.,

December 3, 1984

Mr. Marvin J. Sparr  
Architect  
P. O. Box 1145  
Boulder, CO 80306

Dear Mr. Sparr:

I apologize for my delayed response to your letter of November 12. I hope that it has not inconvenienced you too much.

With regard to the conditions of use for the City of Grand Junction to permit access onto 28½ Road from the United States Welding facility, I want to add one item that I believe we discussed but was not listed in your letter - that of a left-turn prohibition onto 28½ Road from the property.

The City of Grand Junction will permit access onto 28½ Road at the northernmost corner of the 28½ Road property frontage based on the following conditions:

1. Exiting vehicles only; left turns prohibited for exiting vehicles;
2. Signs to indicate "One Way", "Exit Only" and "No Left Turn" at driveway;
3. Use by U. S. Welding vehicles and non-company vehicles which are unable to turn around on site for exit only; and
4. All signs to be in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

I hope this will clarify the situation. If you need anything further, please let me know.

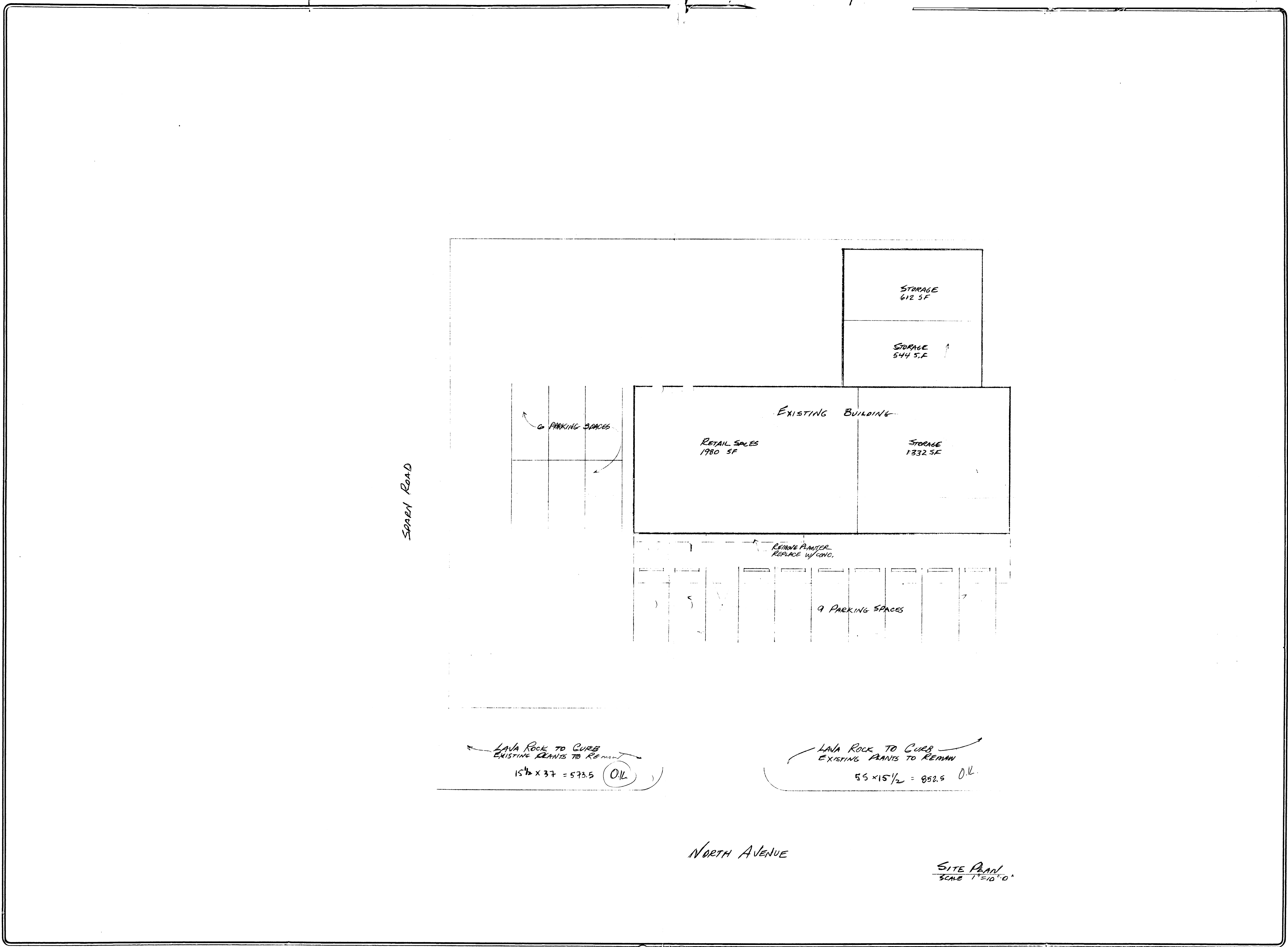
Very truly yours,

*James A. Bragdon, Jr.*  
James A. Bragdon, Jr., P.E.  
Transportation Engineer

cc - Ken Reedy  
Bob Goldin ✓  
Mickey Burke - CDH  
Bill Levis - CDL

File with  
BID#  
21492

REVISIONS	BY



DRAWN	J.S.W.
CHECKED	
DATE	10-29-84
SCALE	1"=10'-0"
JOB NO.	
SHEET	
OF SHEETS	