

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: 1328 WINTERS AVE  
SUBDIVISION: COLO. W. DEVELOPMENT PK  
FILING # - BLK # - LOT # 7  
TAX SCHEDULE NUMBER:  
2945-242-12-013

SQ FT OF BLDG: 460  
SQ FT OF LOT: 21400  
NUMBER OF FAMILY UNITS: NA  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: C.W. NORTZ  
ADDRESS: 90 CARLO INC 1328 WINTERS AV.  
PHONE: 243-8750

USE OF ALL EXISTING BUILDINGS:  
MANUFACTURING FACILITY

DESCRIPTION OF WORK AND INTENDED USE:  
MOBILE FIELD OFFICE FOR EMPLOYEE  
CHANGE ROOM

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FOR OFFICE USE ONLY  
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ZONE: I 2  
SETBACKS: F 35' S 0' R 0'  
RIGHT OF WAY: 60'  
MAXIMUM HEIGHT: 65'  
PARKING SPACES REQUIRED: \_\_\_\_\_  
LANDSCAPING/SCREENING: \_\_\_\_\_

FLOOD PLAIN: YES  NO   
GEOLOGIC HAZARD: YES  NO   
CENSUS TRACT NUMBER: 8  
SPECIAL CONDITIONS: \_\_\_\_\_

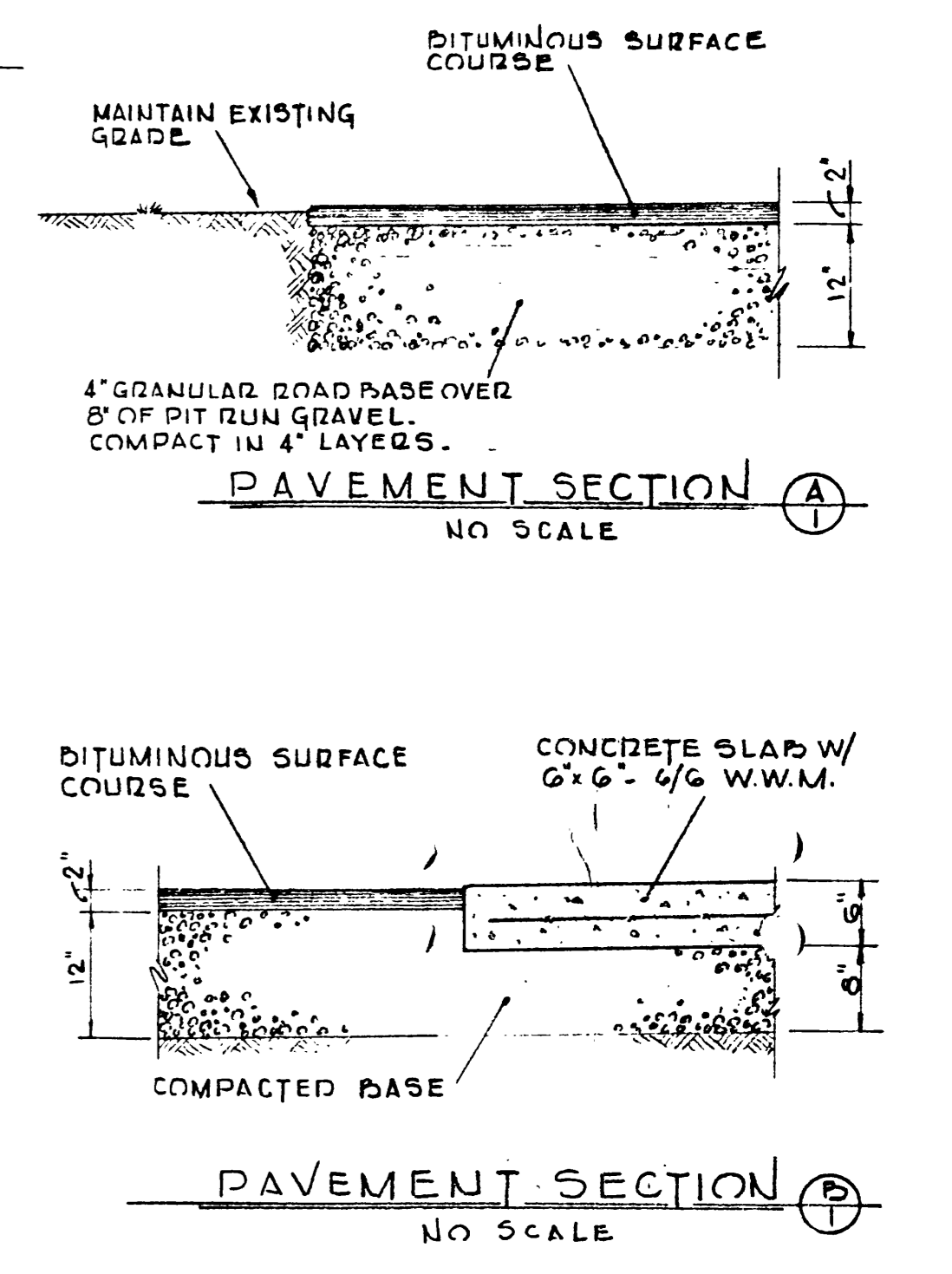
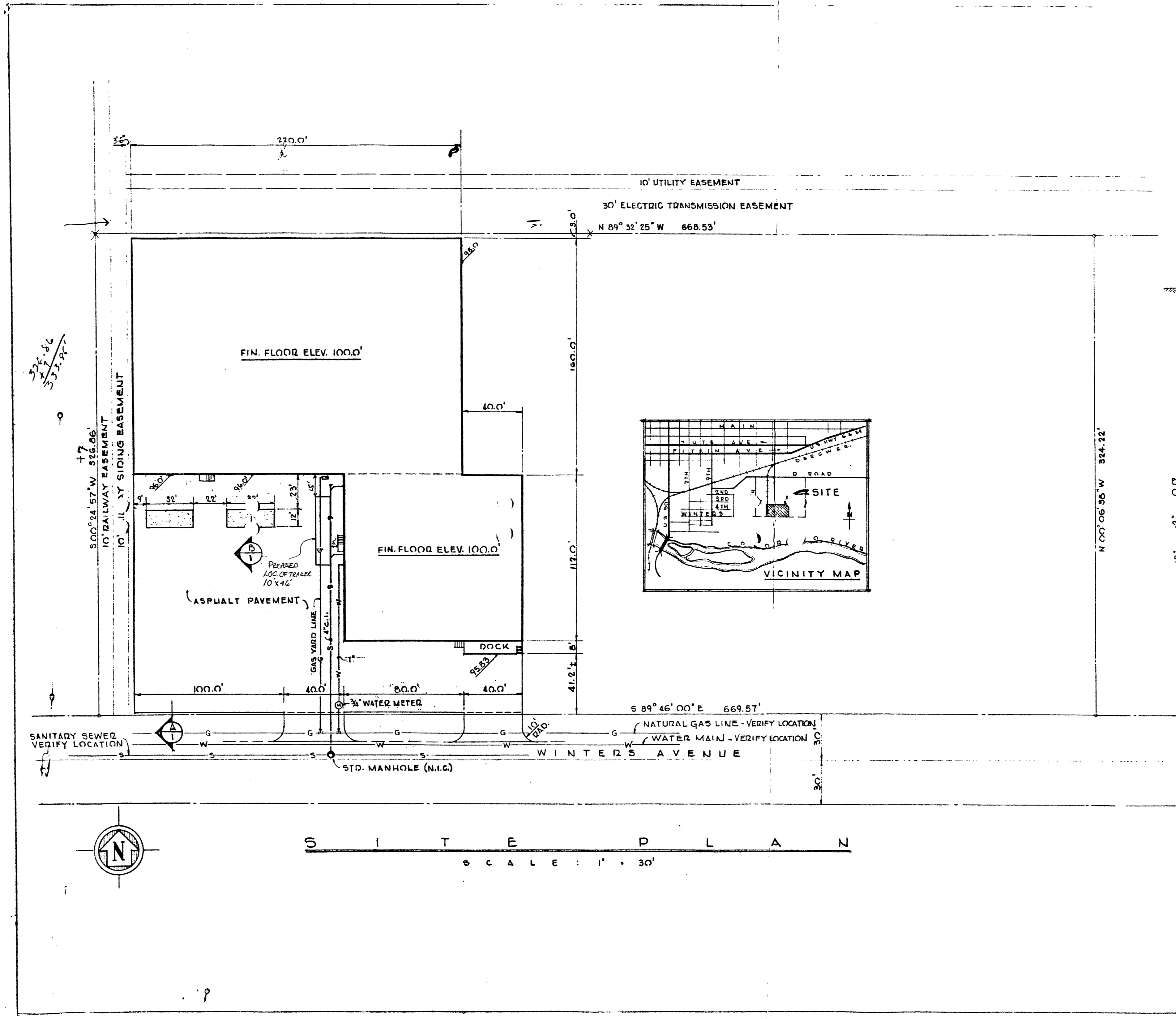
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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section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

DATE APPROVED: 11/2/84  
APPROVED BY: Lina Shelton  
(K.M.)

[Signature]  
SIGNATURE



S I T E P L A N  
SCALE: 1" = 30'

WADEHOUSE FOR  
GRAND WHOLESALE GROCERY  
GRAND JUNCTION, COLORADO  
SITE PLAN

JOHN PRICE ASSOCIATES, INC.  
CONTRACTOR-DEVELOPER  
CENTURY PARKWAY, SALT LAKE CITY, UTAH

DRAWN: T. LEWIS  
DATE: MAY, 1974  
ACCEPTED: *AKK*

