

DATE SUBMITTED: 7/10/85

PERMIT # 23635

FEE 20.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 608 S. ~~9<sup>TH</sup>~~ 9<sup>TH</sup>

SQ. FT. OF BLDG: 5600

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

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945-231-03-928

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
7

PROPERTY OWNER: COLO. DEPT. OF HIGHWAYS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: SAME

offices, maintenance

PHONE: 241-3336

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

NEW MAINTAINANCE BLDG.

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: ~~I2~~ P2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 8

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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: 7/10/85

APPROVED BY: Bathy Portner (KM)

J. Keller  
SIGNATURE

COLORADO DEPARTMENT OF HIGHWAYS

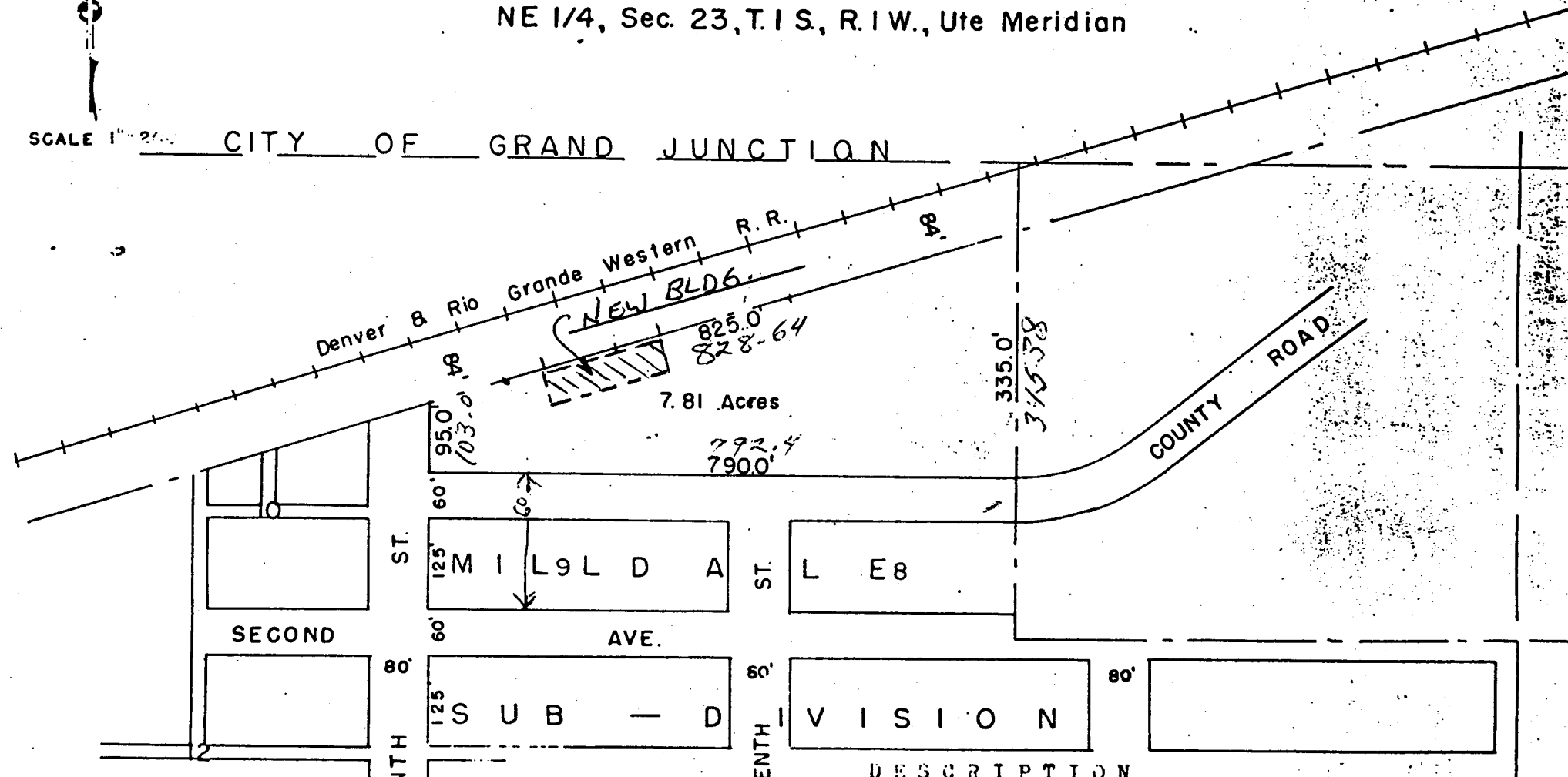
Maintenance Department Yard

Mesa County

Patrol No. 03 - 02 - 00

NE 1/4, Sec. 23, T. 1 S., R. 1 W., Ute Meridian

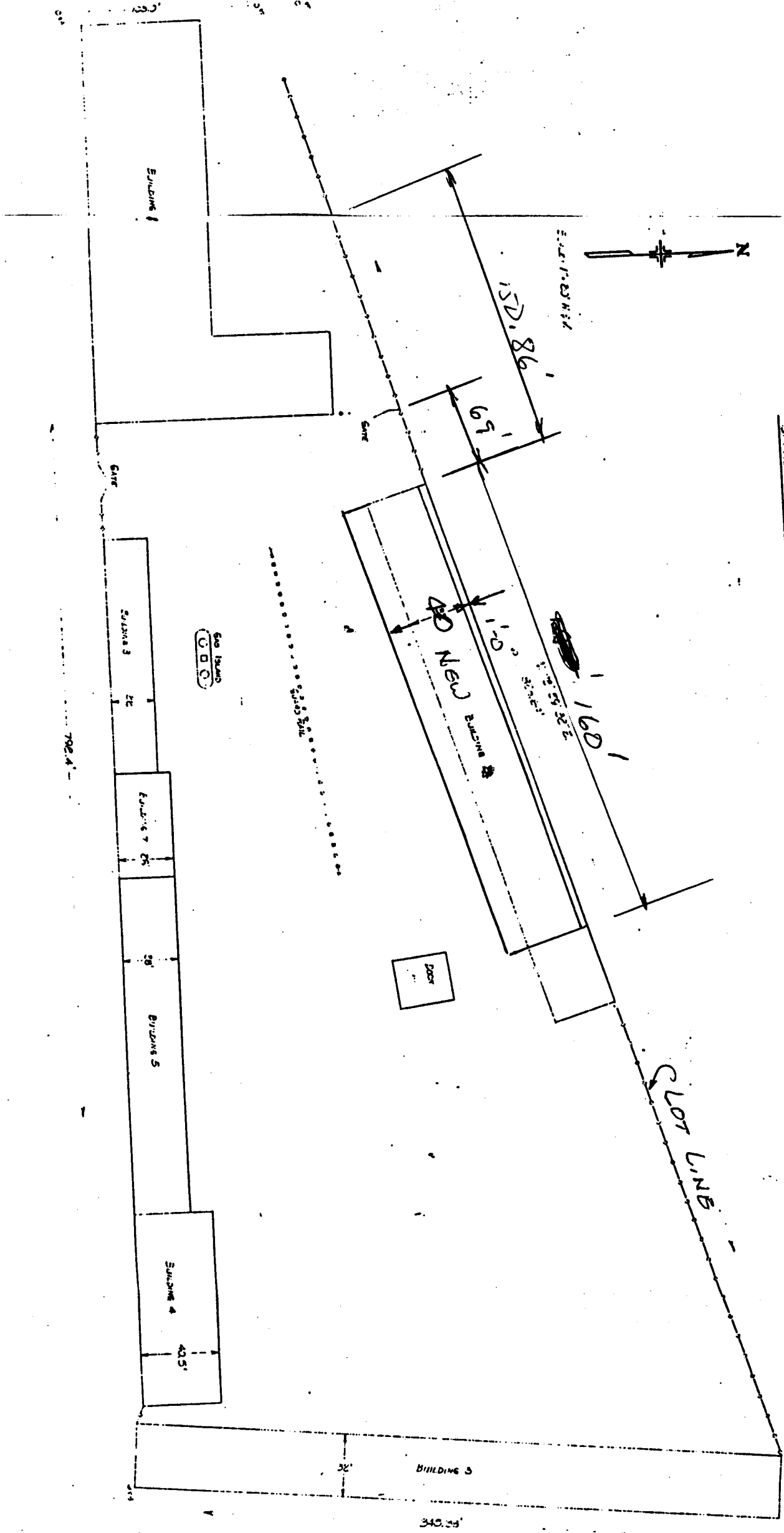
SCALE 1" = 200' CITY OF GRAND JUNCTION



DESCRIPTION

A tract of land in Milldale Subdivision of the City of Grand Junction, Colorado, being in the NE 1/4, Sec. 23, T. 1 S., R. 1 W. of the Ute Meridian in Mesa County, Colorado, said tract being described as follows: Beginning at a point in the easterly line of Ninth Street, said point being 84 feet at right angles from the centerline of the Rio Grande Junction Railway's main track, thence N 72° 58' E on a line 84 feet southerly of and parallel with said main track about 825 feet to the E. line of said Milldale Subdivision, thence south along said E. line of said Subdivision about 335 feet to a point, said point being 135 feet north of the N. line of Second Avenue, thence west on a line 135 feet northerly of and parallel with said Second Avenue about 790 feet to a point in the E. line of Ninth Street, thence north along the E. line of Ninth Street about 95 feet to the point of beginning.

GRAND JUNCTION MAINTENANCE YARD



CLOT LINE

BUILDING 5

340.34'

BUILDING 1

BUILDING 3

BUILDING 6

BUILDING 5

BUILDING 4

EXIST. DRIVE

GATE

Garage

DOOR

ROAD

792.4'

GATE

20'

25'

30'

40.5'

30'