

DATE SUBMITTED: 3/21/85

PERMIT # 22904

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: ~~2846~~ *Chupita*

SQ. FT. OF BLDG: under 3000

SUBDIVISION: D+W

SQ. FT. OF LOT: 12569

FILING # 1 BLK # 1 LOT # 3

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
294318204003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
none

PROPERTY OWNER: Four Bay Development

USE OF ALL EXISTING BUILDINGS:  
NONE

ADDRESS: 1725 O Road

PHONE: 858 2841 / 434-3419

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.

Covered Steel Racks For Steel STORAGE

Note: considered Outdoor Bldg Equip. allowed in I-1

### FOR OFFICE USE ONLY

ZONE: I-1

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

SETBACKS: F 25' S 0' R R'

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: As shown (proposed)

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.

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.

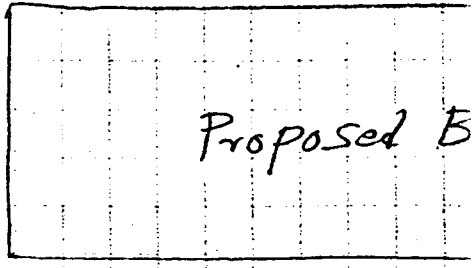
DATE APPROVED: 3/22/85

APPROVED BY: KG M *PK*

Paul G. Kell  
SIGNATURE

117'

125'



Lot 4

100'

Lot 3

Access



utility case ment

property line



125'

Ldng

5'

EXISTING BUILD

70'

LOT 2

70'

6 PARKING SPACES

TRUCK DOCK

100'

DRIVE

ACCESS

2848 Chepta

Proposed  
7' pipe planter  
will be put  
approx 10  
feet from  
RB

