

9/20/88 - C.O. Released

(22654)

DATE SUBMITTED: 11-25-86

PERMIT # 26654

FEE \$250

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 515 50. TH

SQ. FT. OF BLDG: 13,400

SUBDIVISION: 2945-144-42-001

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-14342-0014

PROPERTY OWNER: BROOKE BURKEY

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 515 50. TH

PHONE: 242-3757

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 LUMBER STORE

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES X NO _____

SETBACKS: F 46 S 0 R 0

GEOLOGIC HAZARD: YES X NO _____

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: _____

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.)

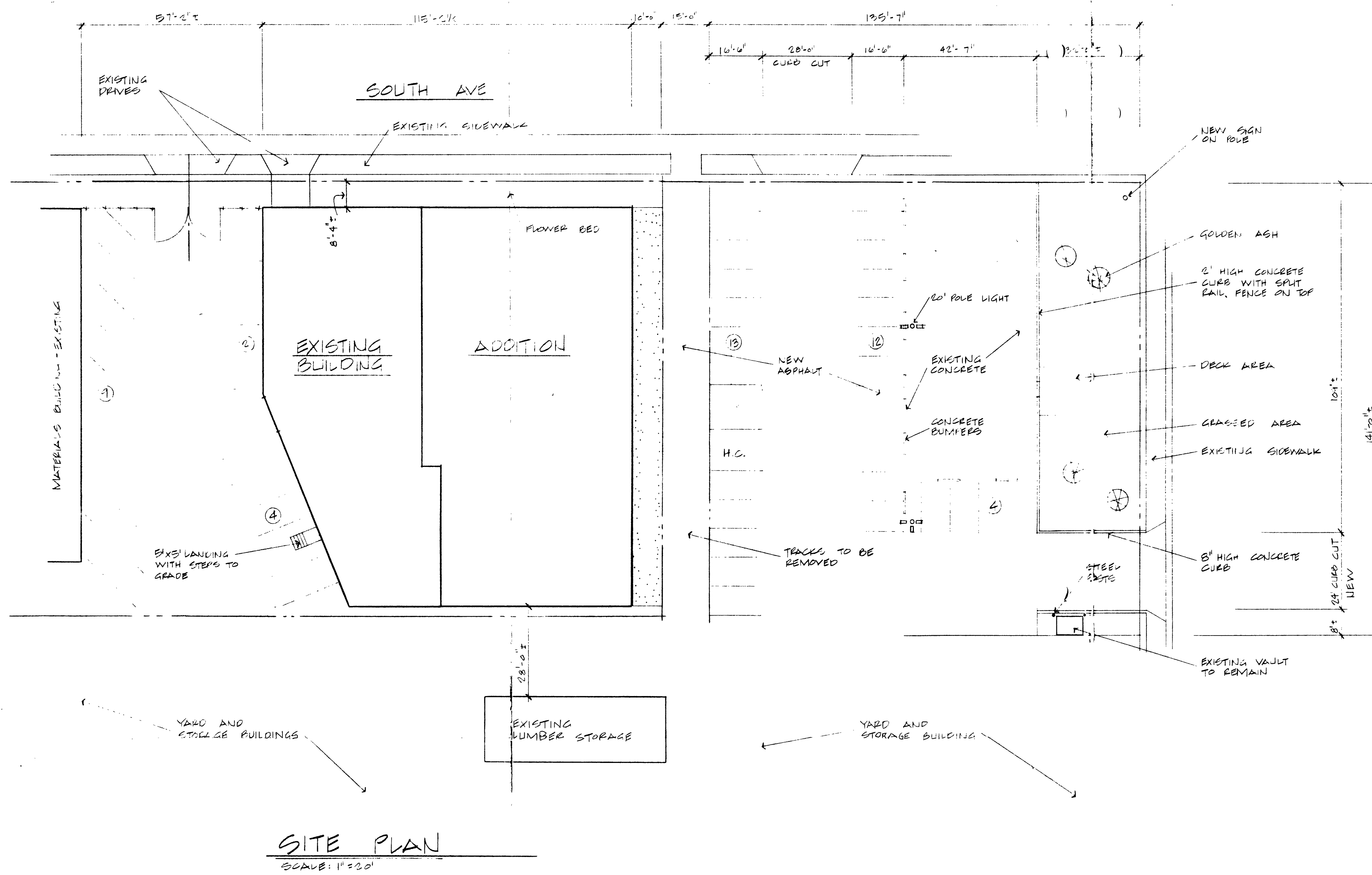
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 11-24-86

Robert Wheeler
SIGNATURE


APPROVED BY: R.W.



NOTES

- EXISTING BUILDING 9500 SQ. FT.
- ADDITION - MAIN FLOOR 7400 SQ. FT.
- ADDITION - SECOND FLOOR 680 SQ. FT.
- TOTAL SQUARE FOOT 18,980
- STORAGE AREA (1,900)
- PARKING 19,000 + 900 = 19,900 + 44 CARSP REQUIRED
- PARKING PERMITS: 20 CARSP
- BUILDING: THIS IS UNLATCHED

SITE PLAN
SCALE: 1"=20'

AN ALCO BUILDING FOR BURKEY LUMBER GRAND JUNCTION, COLORADO		date 4/11/00
 <small>1300 east sherwood drive suite 1-245-1308 • grand junction, color. 81501</small>		drawn GSE
		title SITE
		sheet ONE
		of 6