

DATE SUBMITTED:

3/21/86

PERMIT #

25126

FEE

1.000

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2510 FORESLIGHT.

SQ. FT. OF BLDG: 10000

SUBDIVISION: FORESLIGHT IND PARK

SQ. FT. OF LOT: 5A

FILE # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-043-16-005-

two

PROPERTY OWNER: POINTS OF AMERICA

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2510 FORESLIGHT.

Shops

PHONE: 241-4442

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.

ADDITION

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### FOR OFFICE USE ONLY

ZONE: PI

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

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

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

MAXIMUM HEIGHT: As per plan

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 24

LANDSCAPING/SCREENING: \_\_\_\_\_

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

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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.

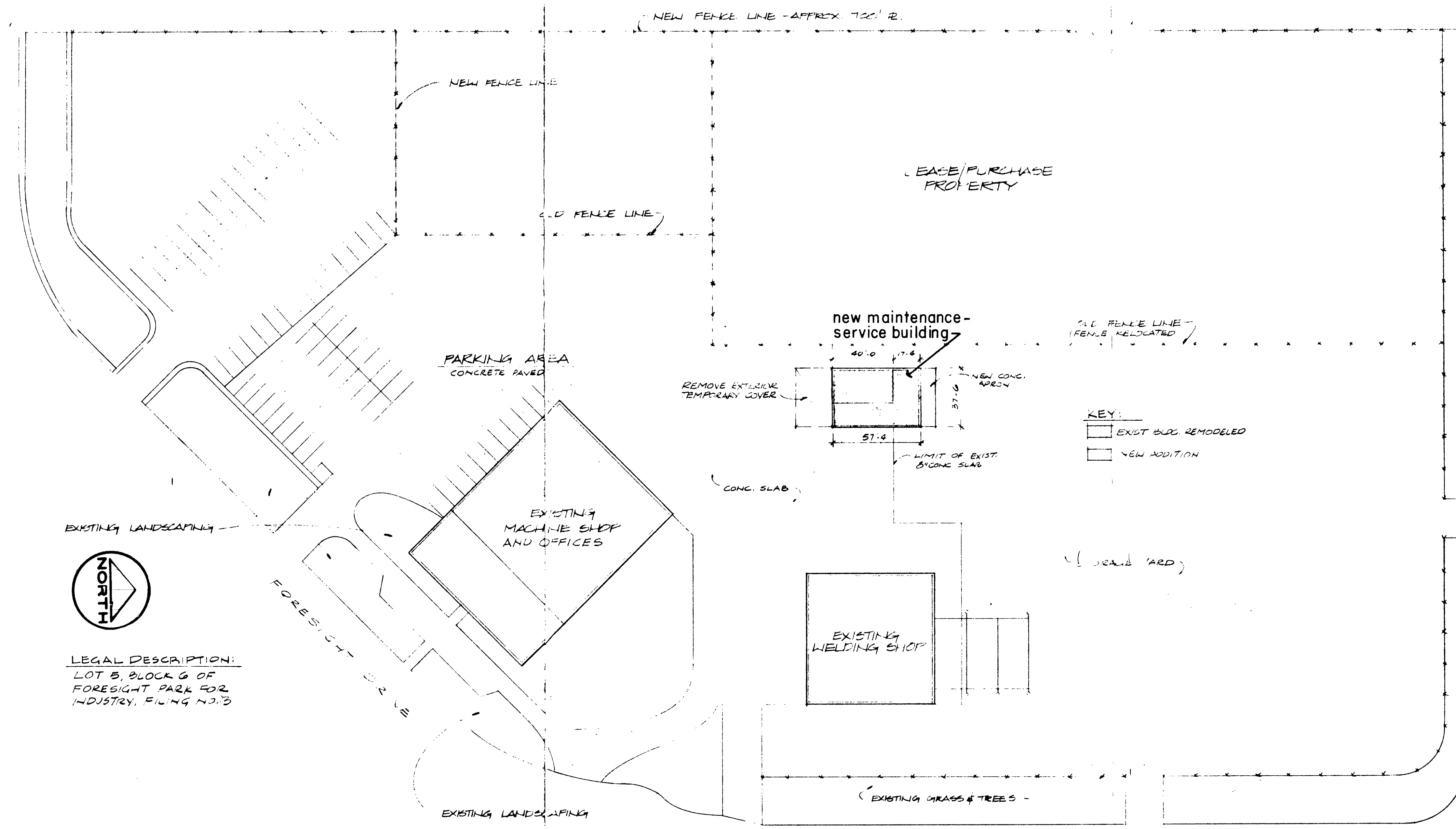
DATE APPROVED: 3/21/86

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

**GENERAL NOTES**

1. ALL SITE AND BUILDING PLAN DIMENSIONS TAKEN FROM POMA DRAWINGS, AS BUILT FIELD MEASURE, AND DRAWINGS ON FILE. CONTRACTOR SHOULD VERIFY OPENINGS WHERE NECESSARY AND ALL DIMENSIONAL MATERIAL FROM SITE MEASURE.
2. NEW CONSTRUCTION IS TYPE V, NON-RATED CONSTRUCTION, DESIGNED AND CONSTRUCTED TO HOUSE SPECIALIZED SAND BLASTING AND MAINTENANCE PROCEDURES.
3. ALL WORK MUST COMPLY TO CURRENT UNIFORM BUILDING CODE, 1982 EDITION.
4. GRADING AROUND BUILDING SHALL INSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
5. USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DWGS. FOR LOCATION AND SIZE OF WALLS, PARTITIONS, OPENINGS AND OTHER FEATURES.
6. VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY FOR CLARIFICATION PRIOR TO COMMENCING WORK.



LEGAL DESCRIPTION:  
LOT B, BLOCK G OF  
FORESIGHT PARK FOR  
INDUSTRY, PLNG NO. 3

**SITE PLAN**  
1"=40'-0"

<p>REVISIONS</p> <p>NOV 2003 2346</p> <p>DESIGN 2346</p> <p>DRAWN 2346</p> <p>CHECKED 2346</p> <p>DATE 2346</p>
<p>DESIGN SPECIALISTS ARCHITECTS AND PLANNERS</p> <p><b>POMA OF AMERICA</b></p>
<p>Remodel and Addition for:</p> <p><b>A NEW MAINTENANCE AND SERVICE BUILDING</b></p>
<p><b>Design Specialists</b></p> <p>ARCHITECTS AND PLANNERS</p> <p>P.O. Box 12825, Colorado Springs, CO 80902</p> <p>719.575.1111</p>
<p>Professional Engineer Seal</p> <p>STATE OF COLORADO</p> <p>Professional Engineer</p> <p>1750</p>
<p>DATE</p> <p>2003</p>