

DATE SUBMITTED: 8-31-87

28871 (28575) 28576 *frntch*
PERMIT # 28576
FEE # 20⁰⁰
bltdg use

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 579 25 Rd

SQ. FT. OF BLDG: 6,000

SUBDIVISION: Monument Commercial PK

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-091-06-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Phillipp Copp

(2)

ADDRESS: 579 25 Rd

USE OF ALL EXISTING BUILDINGS:

PHONE: 245-7676

Warehouse

DESCRIPTION OF WORK AND INTENDED USE:

Add on warehouse space

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

FOR OFFICE USE ONLY

ZONE: ~~C-1~~ C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: Employee

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: 75% of

SPECIAL CONDITIONS: Per C.E. Don Newton: Ldsap. areas O.K. as

Required front yard setback

25 Road 40' E Commercial Blvd 25' E

long as perimeter is timbers, ties, etc. No concrete structures in R.O.W.

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.

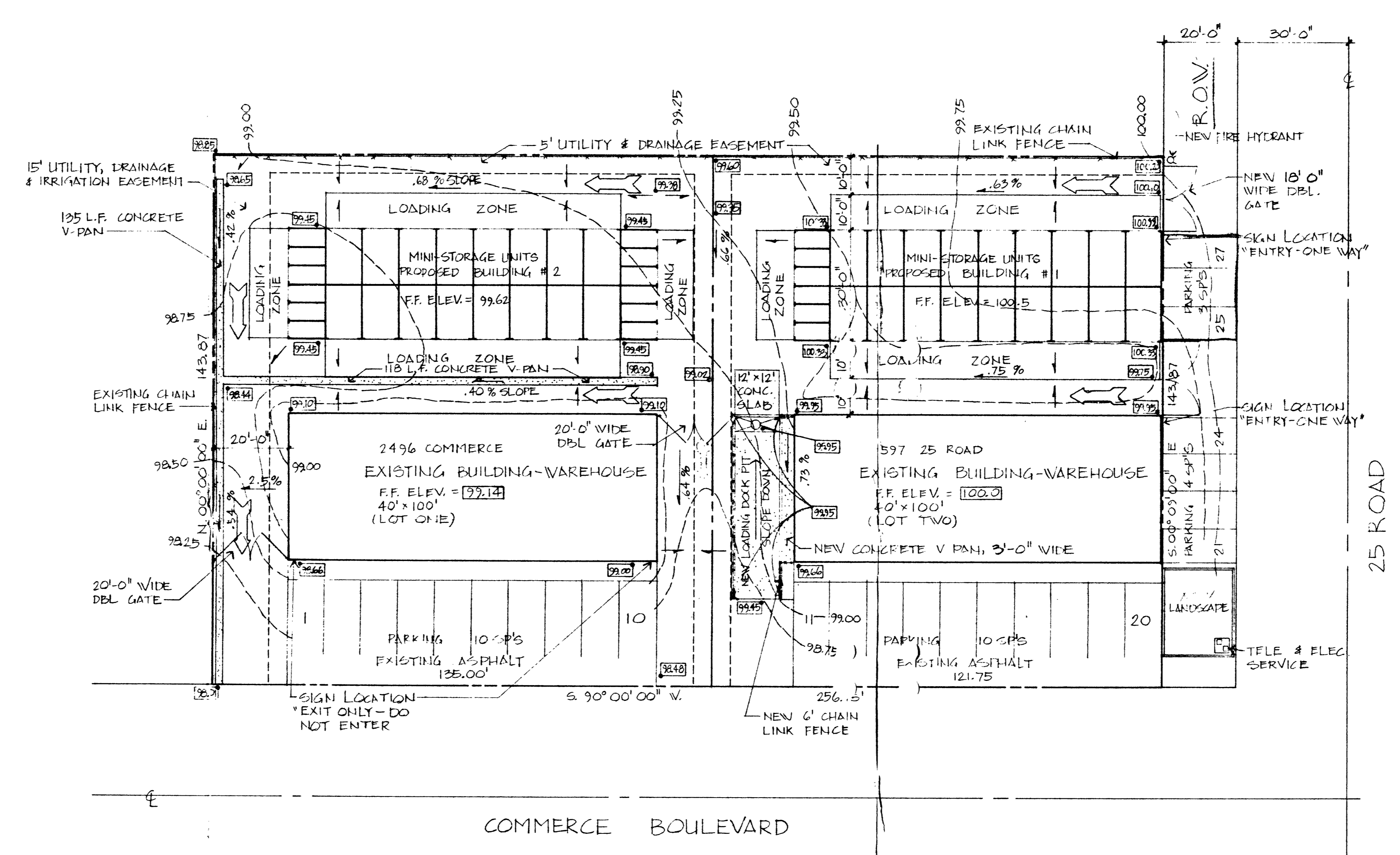
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-4-87

APPROVED BY: Smith (as per M.S.)

Kelly Ford
SIGNATURE

| REVISIONS | BY |
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- LEGEND**
- ← ONE-WAY TRAFFIC ARROW
 - 99.00 — EXISTING CONTOUR ELEVATION
 - DRAINAGE SLOPE
 - ⊕ FIRE HYDRANT
 - PROPOSED ELEVATION DOT INDICATES LOCATION

SITE PLAN SCALE: 1" = 20'-0"

MONUMENT COMMERCIAL PARK
 LOT ONE 0.445 ACRES
 LOT TWO 0.401 ACRES

HELCO
 General Contractors
 Kelly Ford
 Owner

11111 E. 1st Avenue, Aurora, CO 80015
 (303) 243-9141

DRAFTING AND DESIGNS
 GRAND JUNCTION, COLORADO 81501
 (303) 243-4186 P.O. BOX 974

DRAWN: F.A.V.
 CHECKED: []
 DATE: 8-20-87
 SCALE: NOTED
 JOB NO: 10641
 SHEET: **A-1**
 OF SHEETS: []