

DATE SUBMITTED: 1/4/88

PERMIT # 29381

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 461 N. 22nd

SQ. FT. OF BLDG: 20x48

SUBDIVISION: Parkland Sub.

SQ. FT. OF LOT: 600x490

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: N.A.

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-131-18-012

1

PROPERTY OWNER: Ultemix Inc.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 461 N. 22nd St.

Business/manufacturing

PHONE: _____

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

DESCRIPTION OF WORK AND INTENDED USE:

Storage shed Attached to Parent Bld.

FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 39

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 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 OMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 1/4/88

APPROVED BY: gf

James F. Blodgett
SIGNATURE

Grand

Park

461 N. 22nd St.

Ultronic Inc.
Present bld

Park

200
300 ft

Proposed shed for storage

Park

12' high
20'
10' high

O

49'

TANKER

O

approx 100ft

OURAY