

DATE SUBMITTED: 4-29-88

PERMIT # 30099

FEE \$ 20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2508 INDUSTRIAL CRT. SQ. FT. OF BLDG: 4000' + 6'10' office

SUBDIVISION: CARINACK MINOR SUB SQ. FT. OF LOT: 1.78 acres

FILING # _____ BLK # 5 LOT # _____ NUMBER OF FAMILY UNITS: ✓

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

PROPERTY OWNER: JACK LEACH USE OF ALL EXISTING BUILDINGS: n/a

ADDRESS: 2158 K ROAD. SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

PHONE: 242-3813 DESCRIPTION OF WORK AND INTENDED USE: WELDING SHOP.

FOR OFFICE USE ONLY

ZONE: C-2 FLOODPLAIN: YES _____ NO ✓

SETBACKS: F 40' ^{back of R.O.W.} S 0' R 0' GEOLOGIC HAZARD: YES _____ NO ✓

MAXIMUM HEIGHT: 40' CENSUS TRACT #: 4

PARKING SPACES REQ'D: 6 TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: as shown on plan. SPECIAL CONDITIONS: _____
approx. 918 sq. ft.

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.)

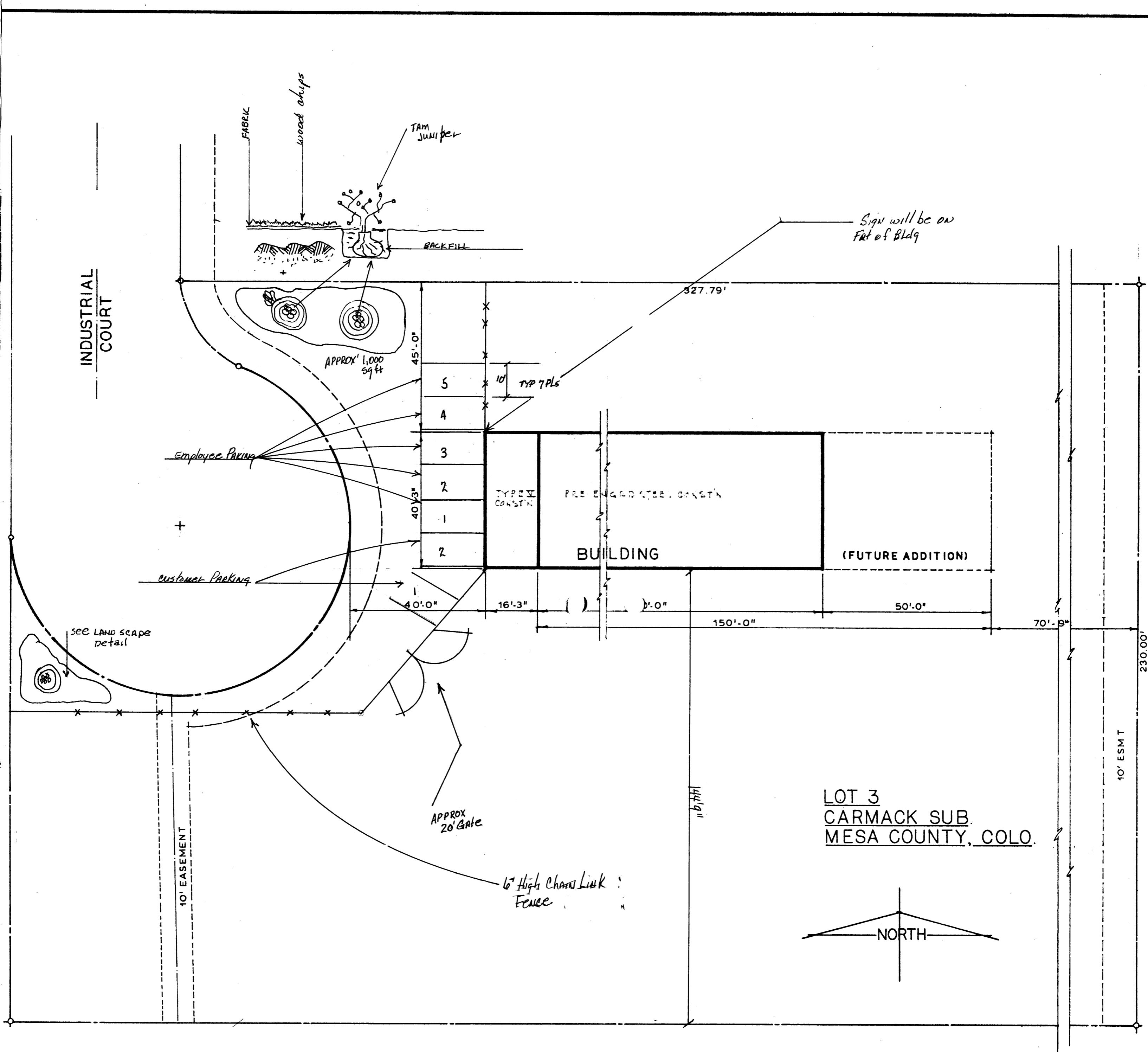
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4-29-88

APPROVED BY: Michele J. [Signature]

[Signature]
SIGNATURE



PLOT PLAN
1" = 20'-0"

	ALCO BUILDING CO. GRAND JUNCTION, COLORADO			SHEET NO.
	DATE: 4/1/88	DRAWN: J	CHKD: R.V.	