

DATE SUBMITTED: 8/8/88

PERMIT # 30938

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 204 N. AVE

SQ. FT. OF BLDG: 2000<sup>+</sup>  
~~7000~~

SUBDIVISION: SHAFFERTH RODGERS

SQ. FT. OF LOT: 125,000

MAILING # \_\_\_\_\_ BLK # 4 LOT # 3

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: HARBERT LUMBER

THREE

ADDRESS: 204 N. AVE

USE OF ALL EXISTING BUILDINGS:

PHONE: 243-2270

LUMBER YARD

DESCRIPTION OF WORK AND INTENDED USE:

Lumber shed

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

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### FOR OFFICE USE ONLY

ZONE: C-2

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

SETBACKS: F 55 S 0 R 0

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

MAXIMUM HEIGHT: 46

CENSUS TRACT #: 4

PARKING SPACES REQ'D: ✓

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: as shown on plan

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.)

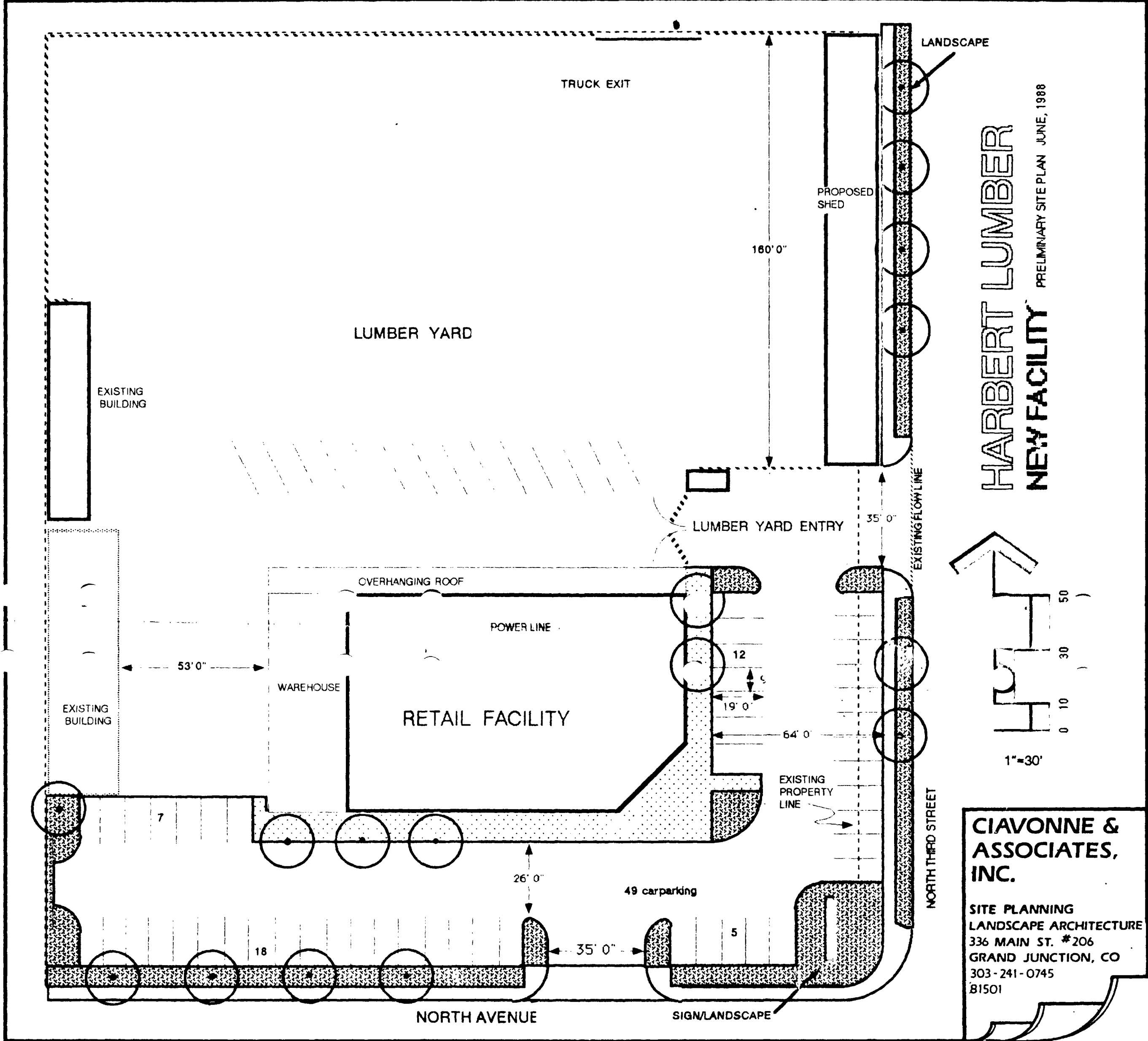
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

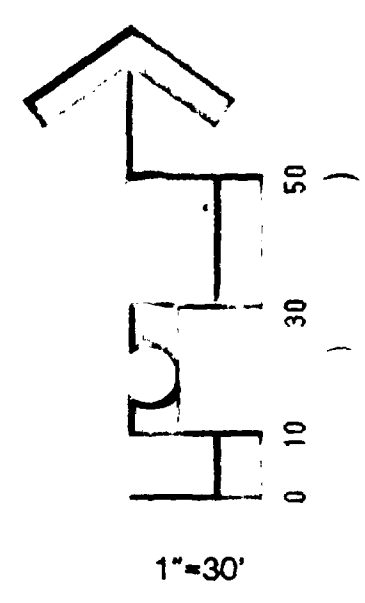
DATE APPROVED: 8/8/88

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

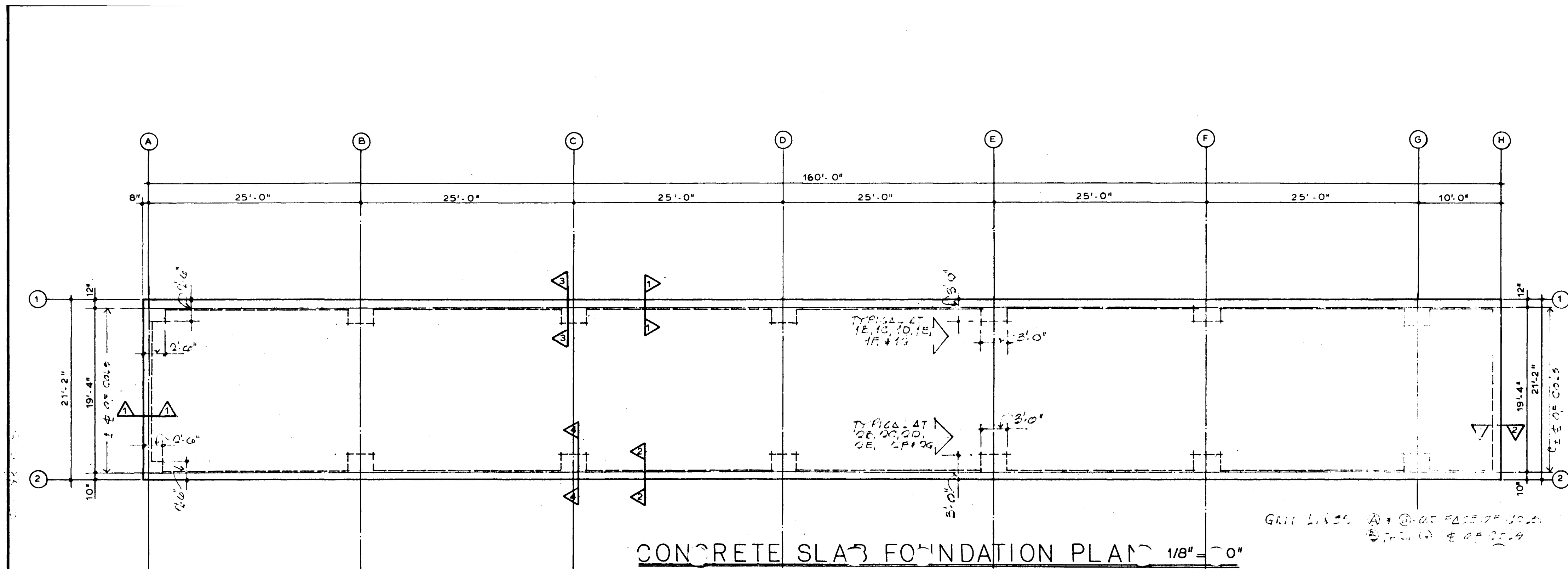


**HARBERT LUMBER**  
**NEW FACILITY**  
 PRELIMINARY SITE PLAN JUNE, 1988

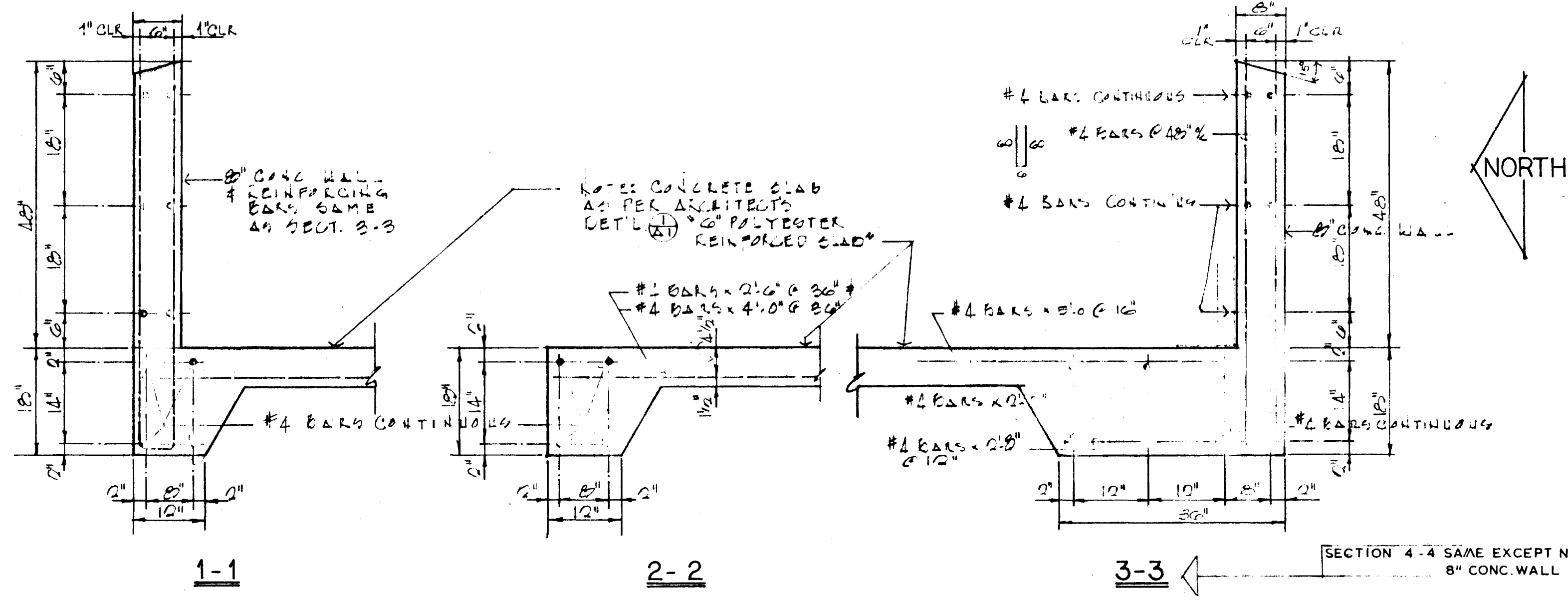


1"=30'

**CIAVONNE & ASSOCIATES, INC.**  
 SITE PLANNING  
 LANDSCAPE ARCHITECTURE  
 336 MAIN ST. #206  
 GRAND JUNCTION, CO  
 303-241-0745  
 81501



- NOTES:**
1. CONC. TO BE 3000 PSI CLASS.
  2. CONC. WALL TO BE IN ACCORD W/ ACI 318-03 LATEST REVISED.
  3. DESIGN BASED ON 0.9 - R<sub>n</sub> PER SPEC. SECTION 5.02.1.
  4. REIN. STEEL TO BE ASTM A615, GRADE 60, W/ A 305 DEFORMS.
  5. CONTINUOUS REIN. BARS TO LAP MIN. 17 BAR DIAM.
  6. ALL CONC. & WORK TO CONFORM TO URC CHAPT. 26 AS APPLICABLE.



SECTIONS 3/4" = 1'-0"

	<b>STORAGE BUILDING FOR</b> <b>HARBERT LUMBER CO.</b> 204 NORTHAVENUE GRAND JUNCTION COLORADO		SHEET NO. <b>1</b>
	<b>ALCO BUILDING COMPANY</b> 242-1423 GRAND JUNCTION COLORADO		
	DATE: 7/1/03	DRN: R	