

DATE SUBMITTED: 10/3/88

PERMIT # 31503 ~~1000~~

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 334 South Avenue

SQ. FT. OF BLDG: 997

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 6250

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: None

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-14338-0133

None

PROPERTY OWNER: Scotty Investment

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 405 Pitkin Avenue, G.J., Co

N/A

PHONE: 245-0101

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.

Erect a metal bldg for storage

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FOR OFFICE USE ONLY

ZONE: I-1

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

SETBACKS: F 0 S 0 R 0

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 8

PARKING SPACES REQ'D: employee

TRAFFIC ZONE: 4/4

LANDSCAPING/SCREENING: N/A

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.)

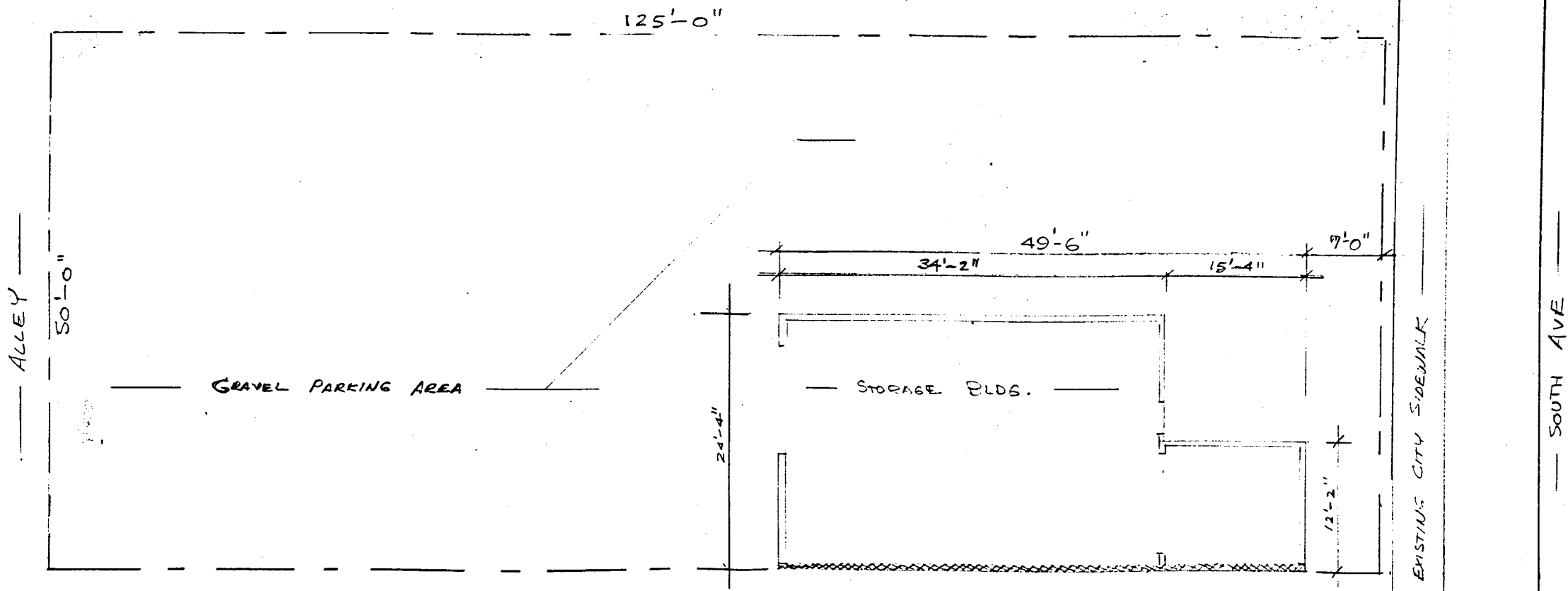
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10/3/88

APPROVED BY: Kathy Paton

[Signature]  
SIGNATURE

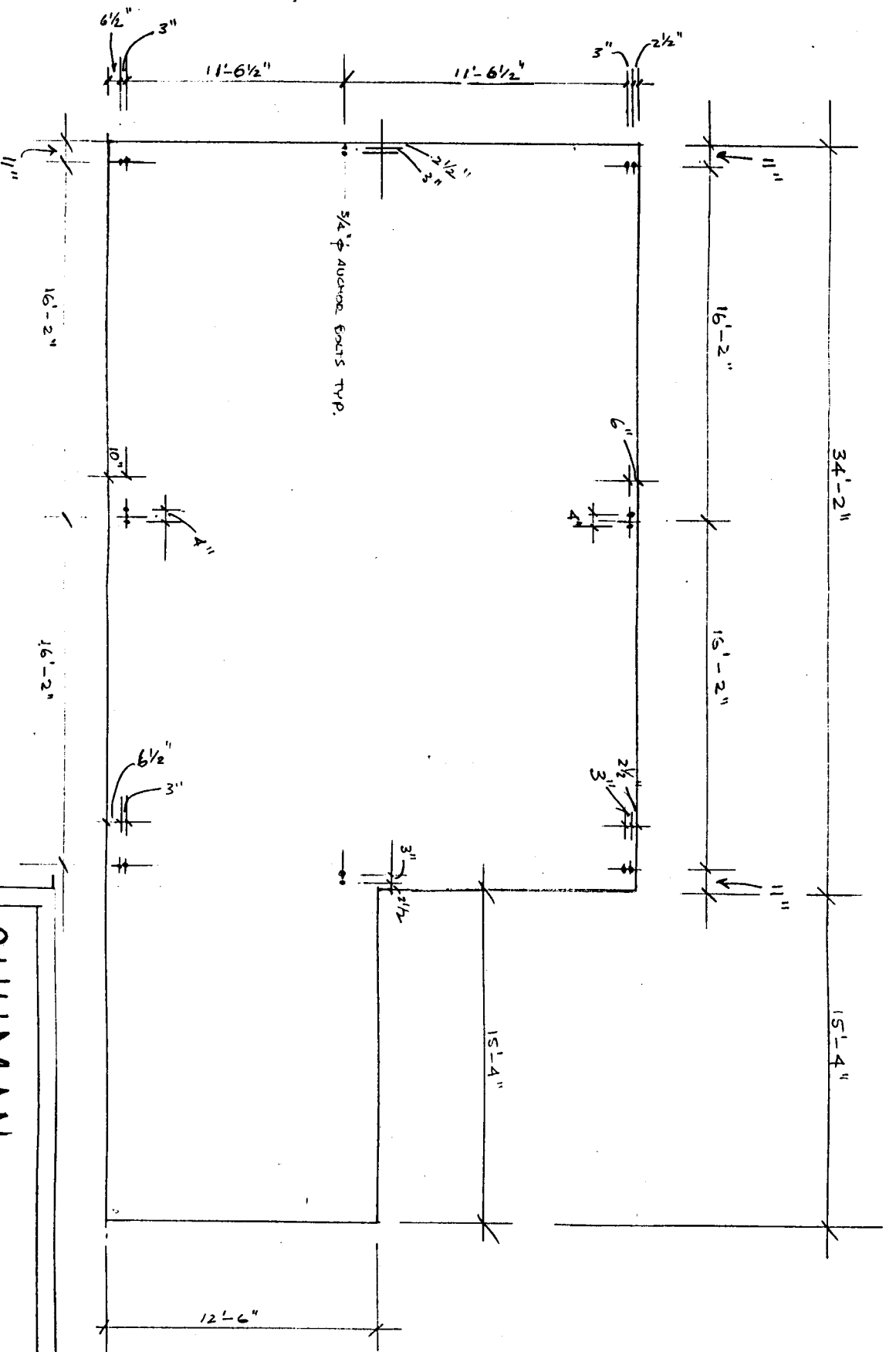


PLOT PLAN  
 334 SOUTH AVE.  
 TAX I.D. 2945-14338-0133

*approved site plan*  
 10/3/88  
 Kathy Patman (K.M.)

SHUMAN *Scotty Muffler*  
 STORAGE BLDG.

**PNGi** Phipps Newell Construction Inc.  
553 25th ROAD, P.O. BOX 3310 GRAND JUNCTION, COLORADO 81502 TELEPHONE (303) 242-3548

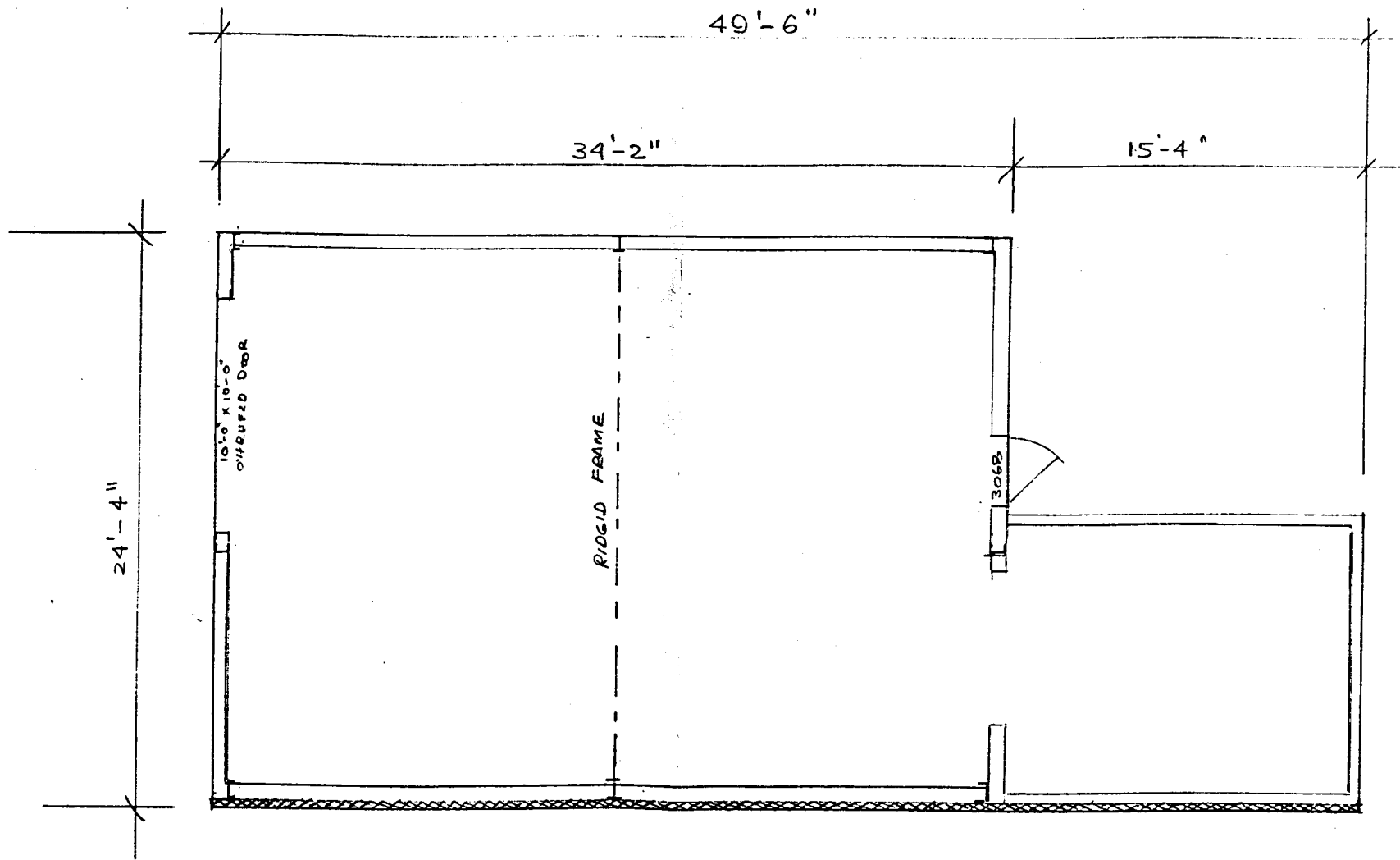


BOLT PLAN  $\frac{3}{16}'' = 1'-0''$

SHUMAN  
STORAGE BLDG.



Phipps Newell Construction Inc.



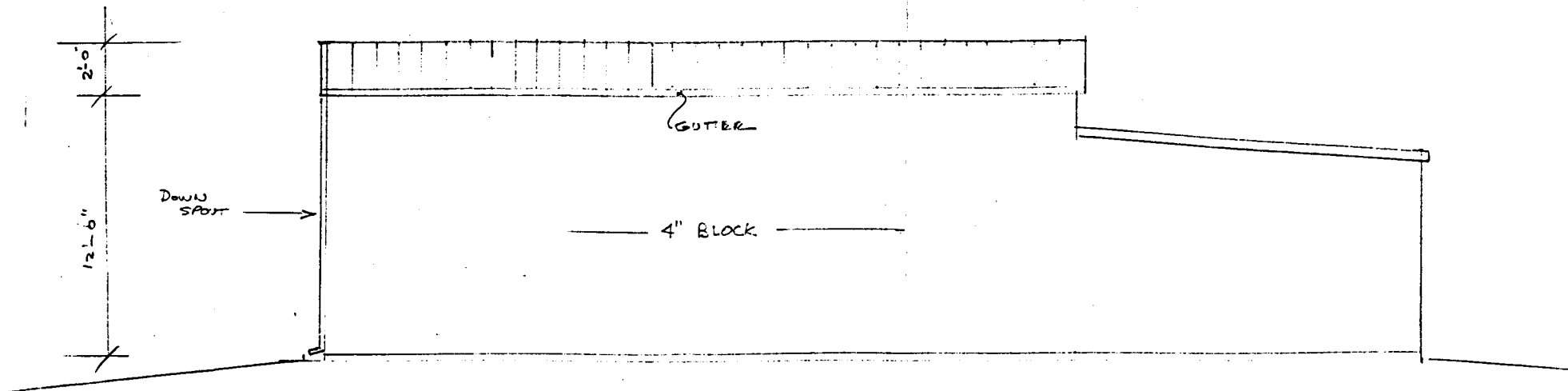
FLOOR PLAN  $\frac{3}{16}'' = 1'-0''$

SHUMAN  
STORAGE BLDG.

**PNCi**

Phipps Newell Construction Inc.

553 25 1/2 ROAD P.O. BOX 3360 GRAND JUNCTION, COLORADO 81502 TELEPHONE (303) 242-3548



WEST ELEV.

SHUMAN  
STORAGE BLDG.

**PNCi**

Phipps Newell Construction Inc.

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