

DATE SUBMITTED: 6/27/88

PERMIT # 30639

FEE #10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1226 winter Ave

SQ. FT. OF BLDG: 792 sq ft

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

SQ. FT. OF LOT: \_\_\_\_\_

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

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

TAX SCHEDULE NUMBER:  
2945-242-12-006

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Swine Pacific Holdings Inc one

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1226 winter Ave

Business

PHONE: \_\_\_\_\_

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

DESCRIPTION OF WORK AND INTENDED USE:  
Loading Dock

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### FOR OFFICE USE ONLY

ZONE: I-2

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

SETBACKS: F 0 S 0 R 0

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

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 8

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: \_\_\_\_\_

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: 6/27/88

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

APPLICATION FOR BUILDING PERMIT  
BUILDING DEPARTMENT

CITY \_\_\_\_\_  
COUNTY \_\_\_\_\_

Permit No \_\_\_\_\_  
DATE \_\_\_\_\_

TO BE FILLED OUT BY APPLICANT

PLOT PLAN

VALUATION \$30,000.00 *include sheet & number*

NOTE: Show Easements, Property Line Dimensions, All Other Structures, Specify North, and Street Name. For Odd Shaped Lots, Provide Separate Plot Plan.

LEGAL DESCRIP.  
BLDG ADDRESS 1226 Winter Ave  
SUBDIVISION \_\_\_\_\_  
FILING NO \_\_\_\_\_ LOT NO \_\_\_\_\_ BLK NO \_\_\_\_\_  
TAX SCHEDULE NO 2945-242-12-606

OWNER  
NAME Source Pacific Holdings Inc  
MAIL ADDRESS 1226 Winter Ave  
CITY Grand Junction PHONE \_\_\_\_\_

ARCH ENGINEER  
NAME Western Engineers  
MAIL ADDRESS 2150 Hwy 6+50  
CITY \_\_\_\_\_

CONTRACTOR  
NAME Ronald Malone Const  
ADDRESS 2923 Dartmouth Lane  
CITY Grand Junction Colo  
LICENSE NO 2880770 PHONE \_\_\_\_\_

CLASS OF WORK

REPAIR \_\_\_\_\_ REMODEL \_\_\_\_\_ ADDITION Y  
MOVE-ON \_\_\_\_\_ OTHER \_\_\_\_\_

Sq Ft of Bldg 792 Sq Ft of Lot \_\_\_\_\_

No of Floors 1 Height 18'

No of Family Units \_\_\_\_\_ No of Bedrooms \_\_\_\_\_

Occupancy:

Residence \_\_\_\_\_

Mobile Home \_\_\_\_\_

(HUD No.) \_\_\_\_\_

Commercial X

Other \_\_\_\_\_

GARAGE: Single \_\_\_\_\_ Dble \_\_\_\_\_ CARPORT: Single \_\_\_\_\_ Dble \_\_\_\_\_

FIREPLACE \_\_\_\_\_ WOODSTOVE \_\_\_\_\_

Are Building Materials to be purchased outside Mesa County? Yes \_\_\_\_\_ No X

State Sales Tax # \_\_\_\_\_

DOCUMENTS REQUIRED

Radon Survey (248-7164)

Building Plans

Sanitary Sewer Clearance \_\_\_\_\_

On-Site Sewage Disposal Permit \_\_\_\_\_

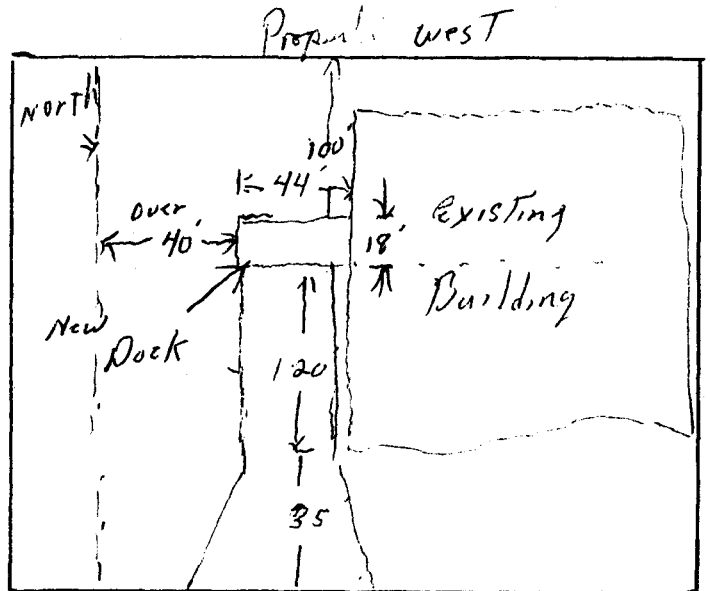
Fire Flow Survey \_\_\_\_\_

Planning

Energy \_\_\_\_\_

Food Handling - County Health Dept. \_\_\_\_\_

Other \_\_\_\_\_



SHOW ALL SETBACKS FROM PROPERTY LINES

Description of Work Planned: NEW Ramp and Loading Dock

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all city and county ordinances and state laws regulating building construction.

NOTE TO APPLICANT: Reverse side of this form must be completed.

*Ronald Malone*

SIGNATURE

FOR OFFICE USE ONLY

Approval Date \_\_\_\_\_ Bldg Dept By \_\_\_\_\_

Special Conditions \_\_\_\_\_