

DATE SUBMITTED: 12/2/89

PERMIT # 34897

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 731 N. FIRST ST.

SQ. FT. OF BLDG: 864

SUBDIVISION: N/A

SQ. FT. OF LOT: 30,000 SF

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-151-00-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
One

PROPERTY OWNER: Larry Badini

USE OF ALL EXISTING BUILDINGS:
OFFICE

ADDRESS: 3505 N 12th GRAND JCT CO

PHONE: 241-7289 243-0456

DESCRIPTION OF WORK AND INTENDED USE:
Metal & Block Bldg Can Lot

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

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 15 P.L. S 0 R 0
45' C.L.

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 10% display area

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: N/A
Trailings project

SPECIAL CONDITIONS: NONE

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.

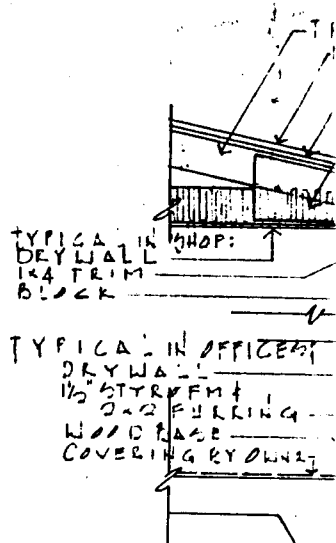
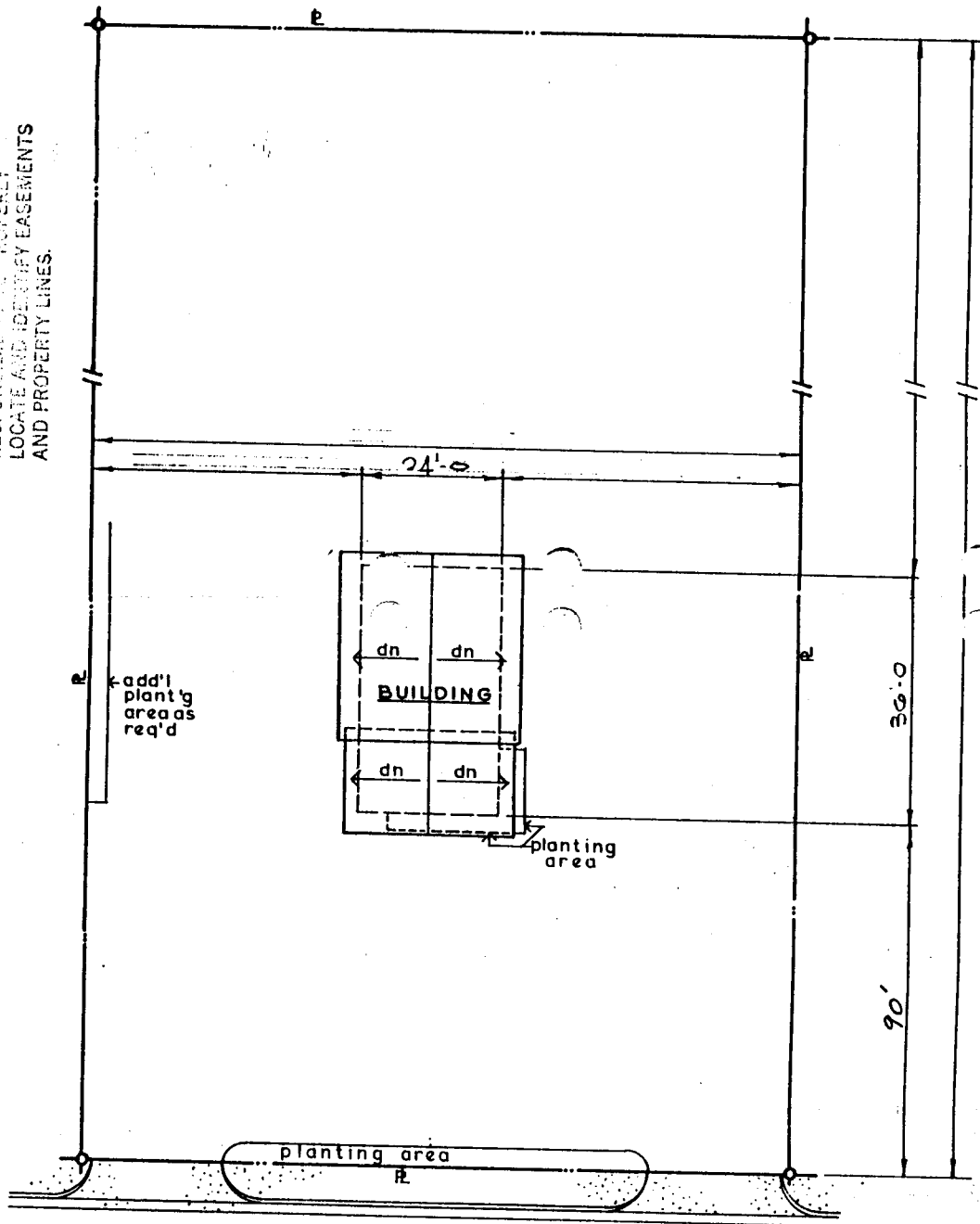
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12/2/89

APPROVED BY: Kurt W. [Signature] cp 9/27/90

Larry Badini
SIGNATURE

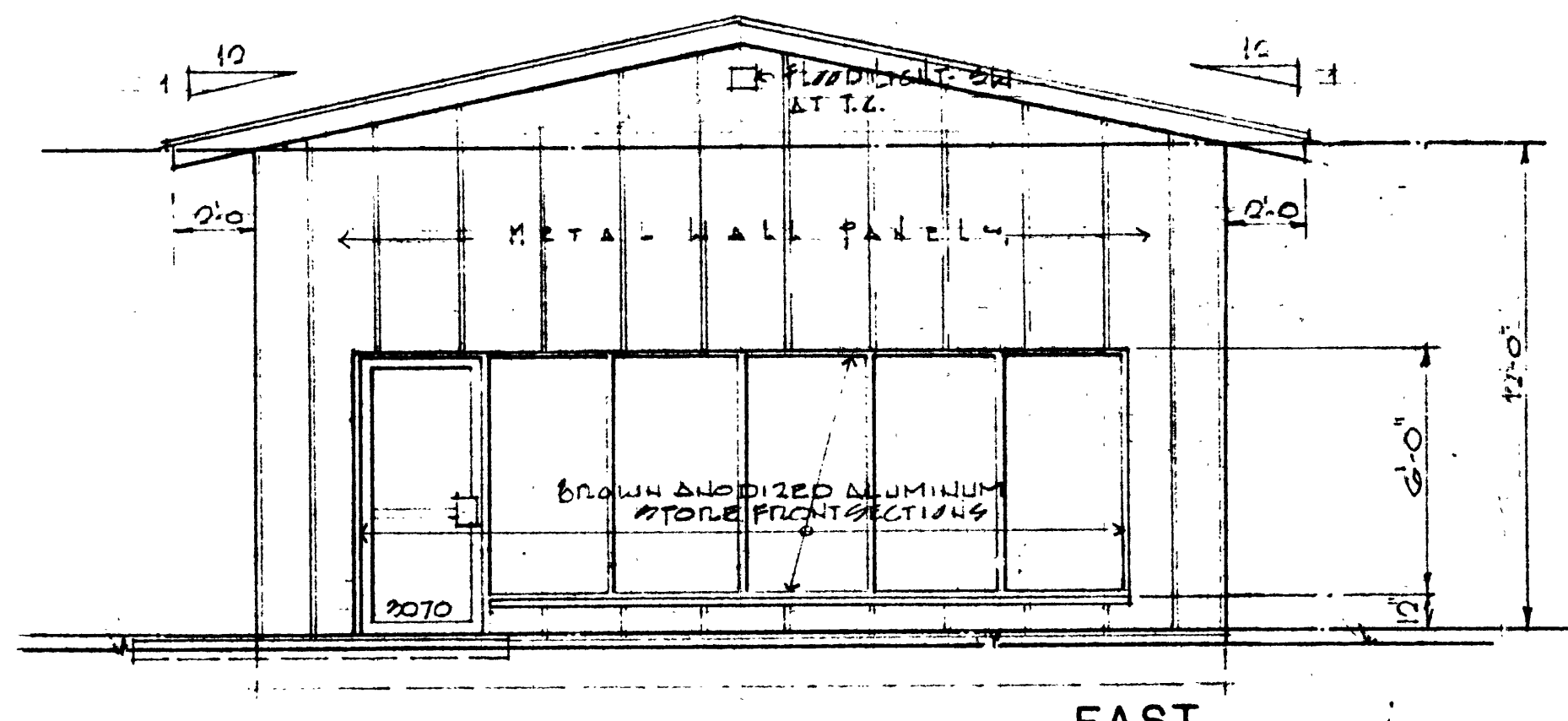
ACCEPTED 12/1/89 *W.M.*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



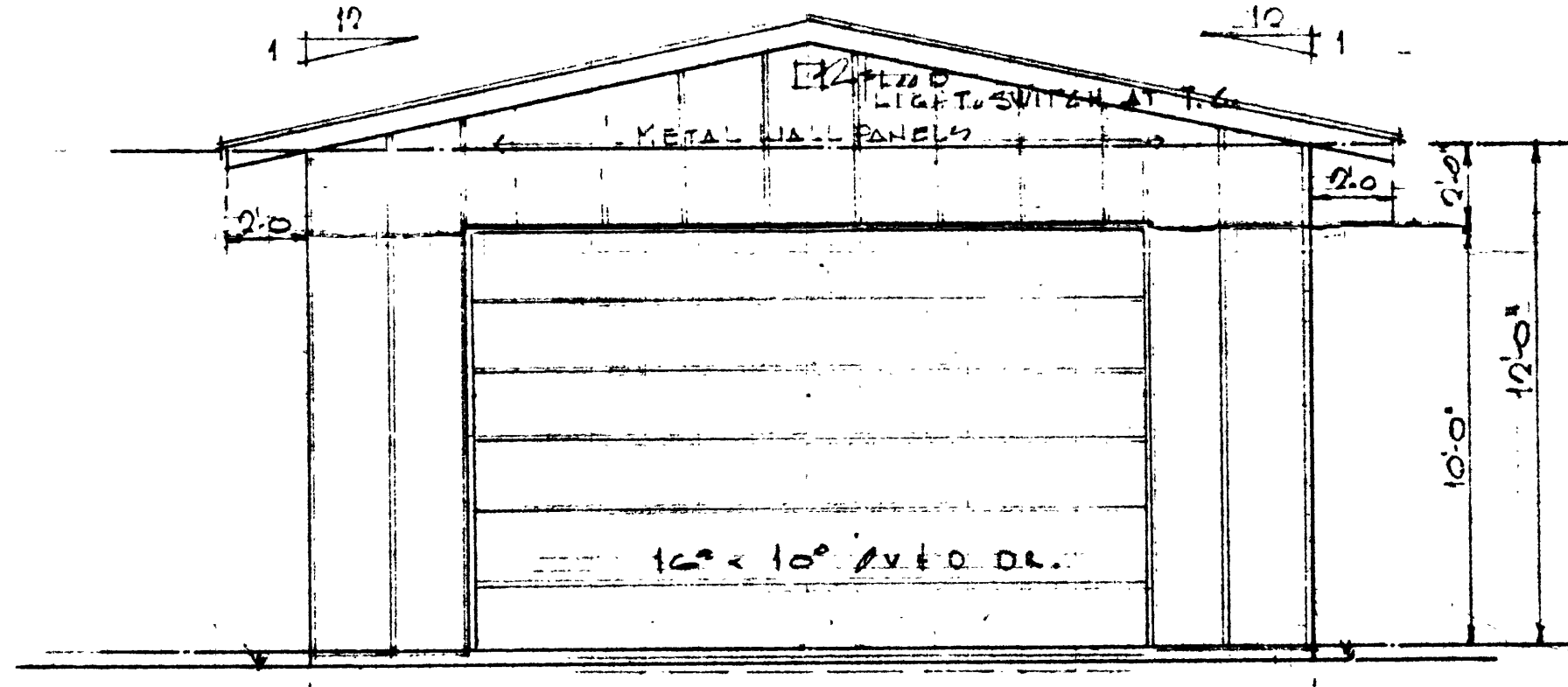
PLOT PLAN

LOT: _____
 BLOCK: _____
 SUBD'VSN: _____
 GRAND JUNCTION, CO

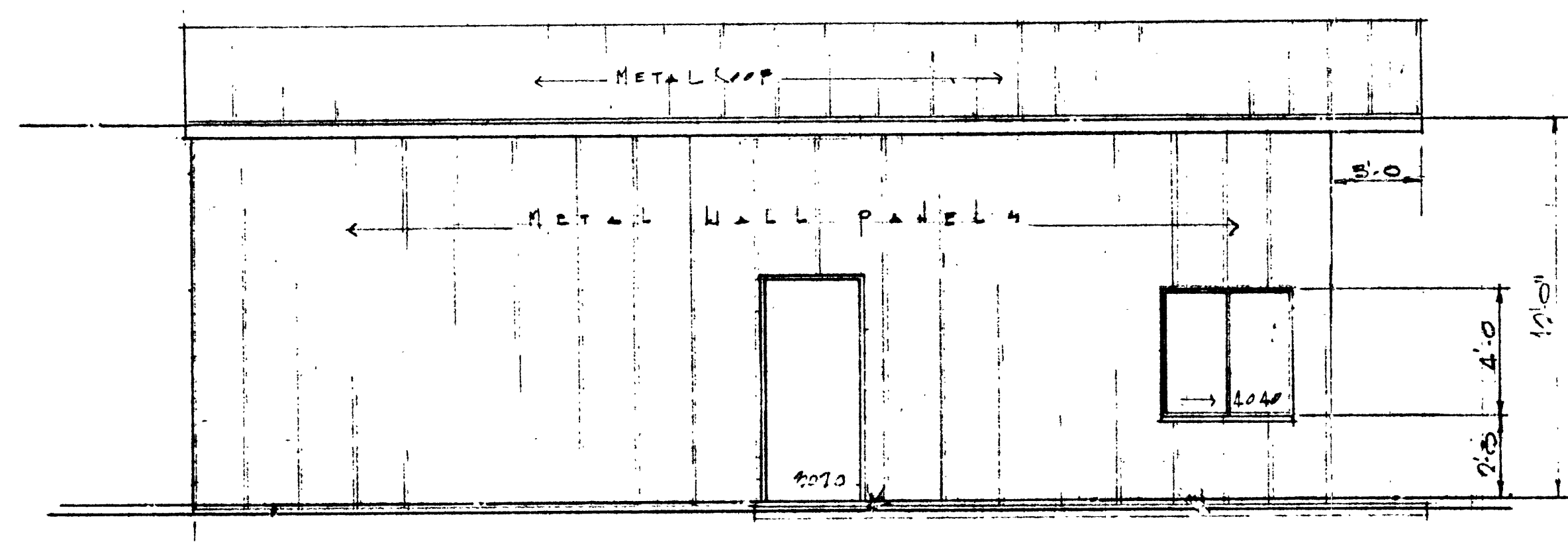
NORTH FIRST STREET



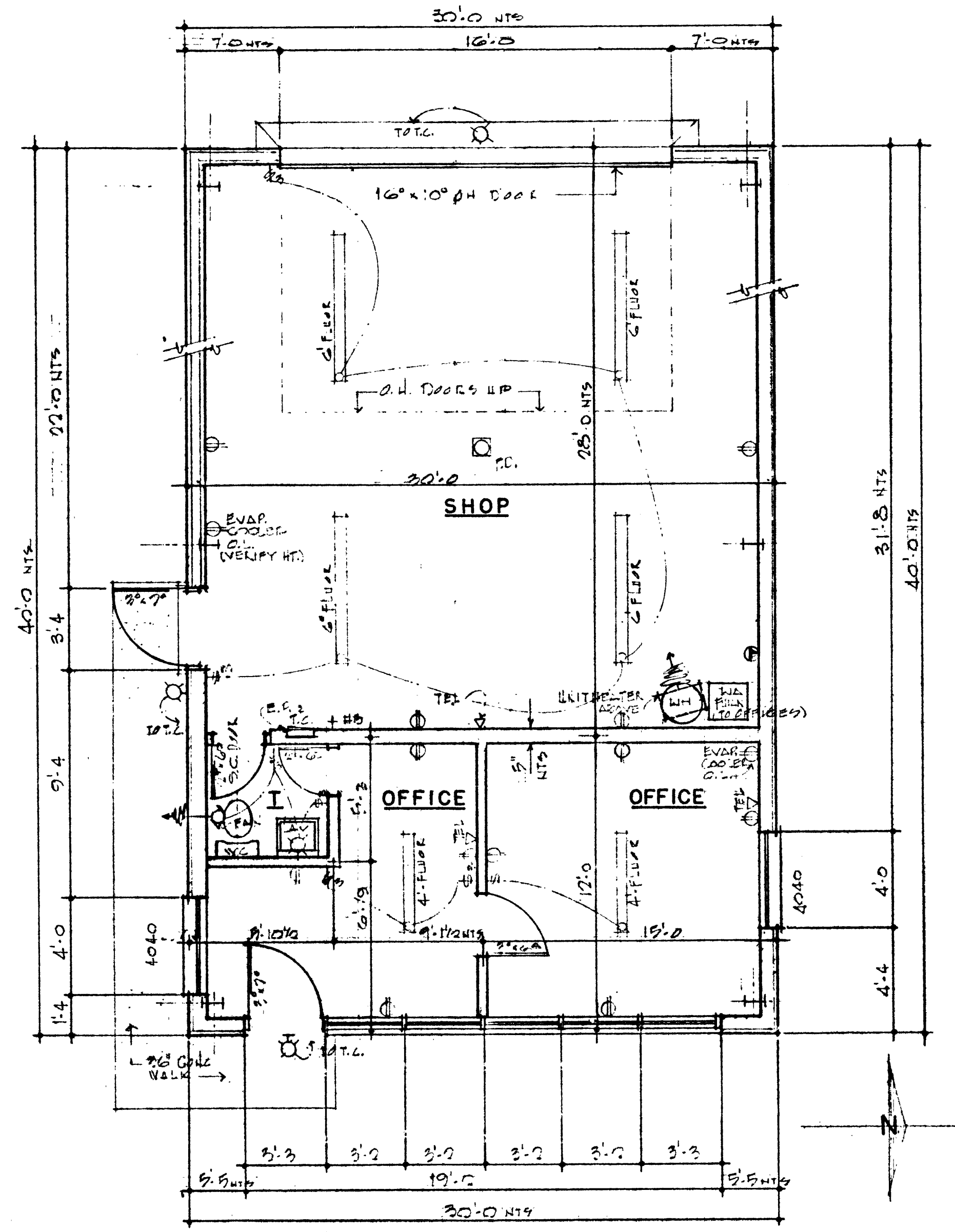
EAST



WEST



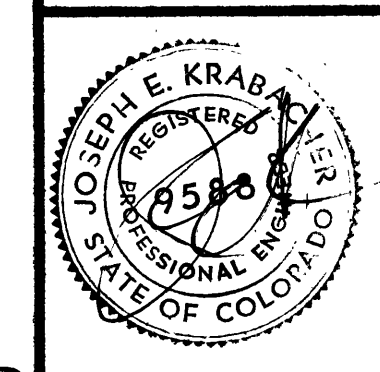
SOUTH
NORTH SIMILAR W/O 3070 D¹-2

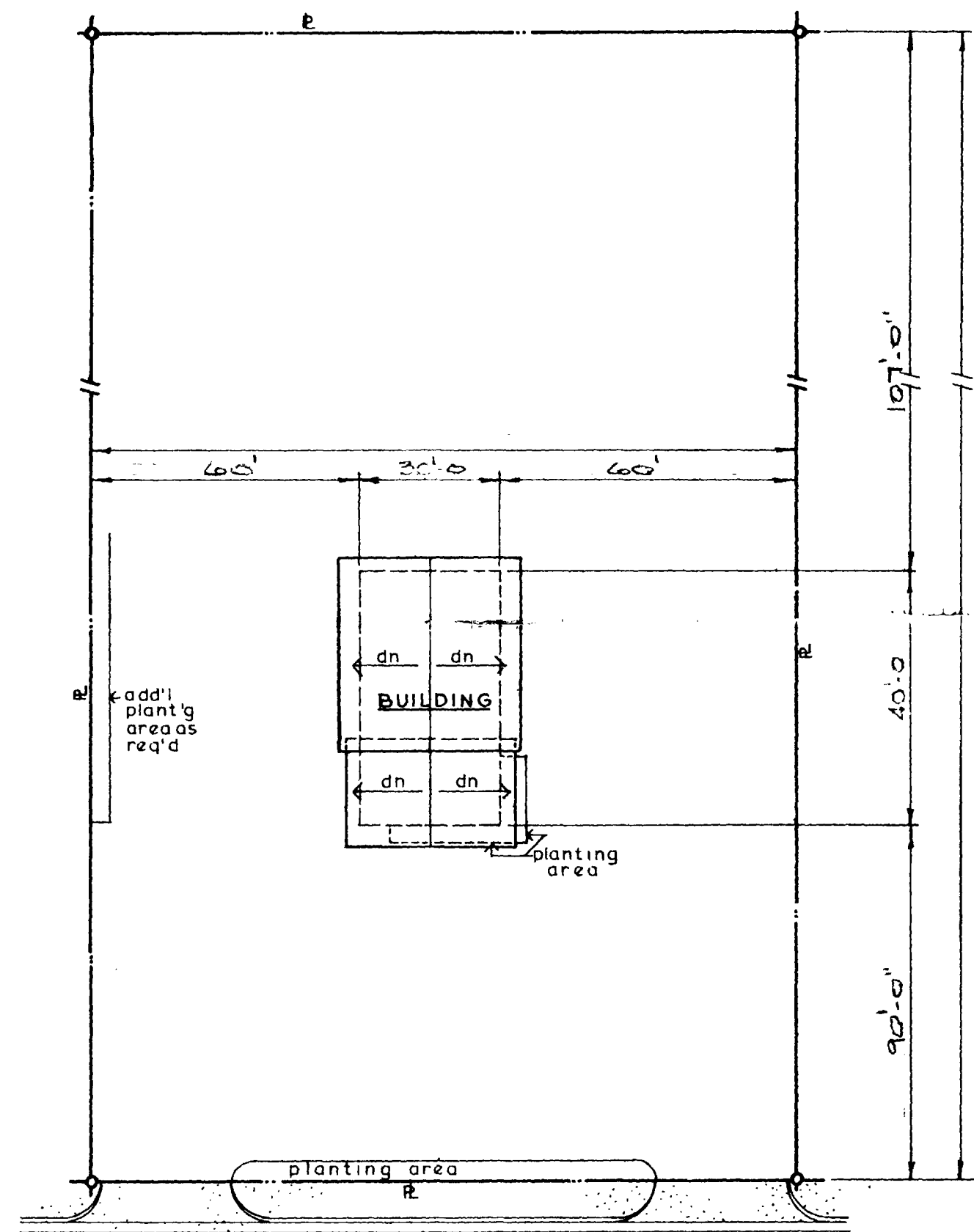


PLAN 1/4" = 1'-0"
N.T.S. - NOT TO SCALE

ELEVATIONS 1/4" = 1'-0"

BUILDING FOR LARRY BADIN GRAND JUNCTION CO.	
ALCO BUILDING CO. 242-1423	
DRAWN: L DATE: 11/01/60 CHKD: R REVISED:	SHEET NO. 1 OF 2



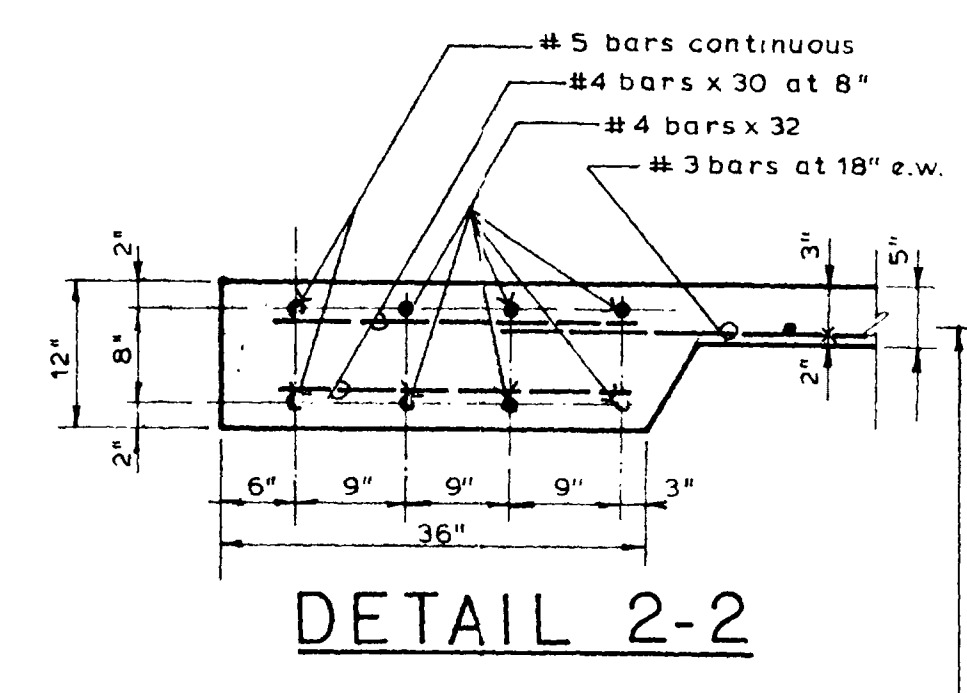


931

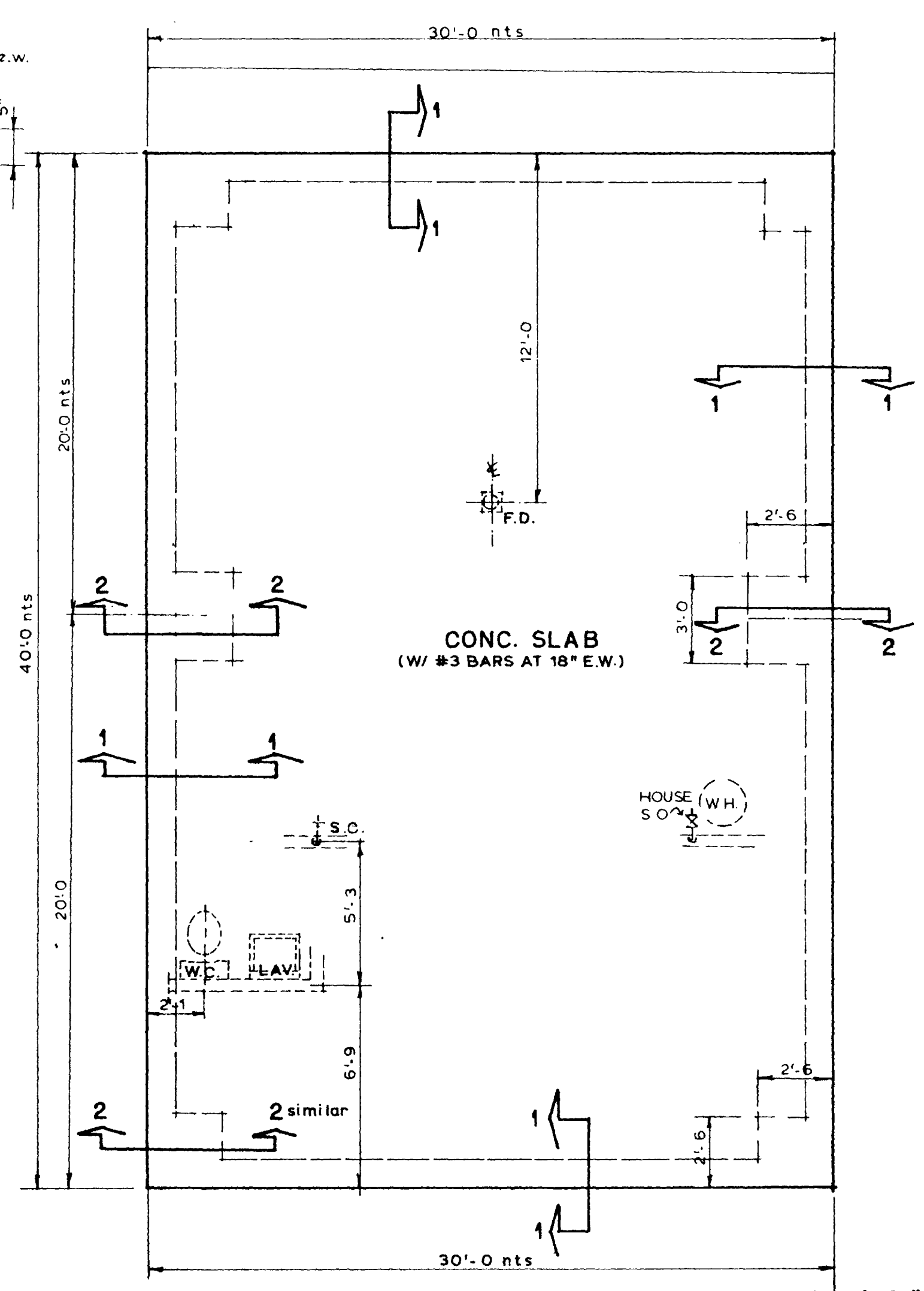
NORTH FIRST STREET

Revised 1-10-90 LAW

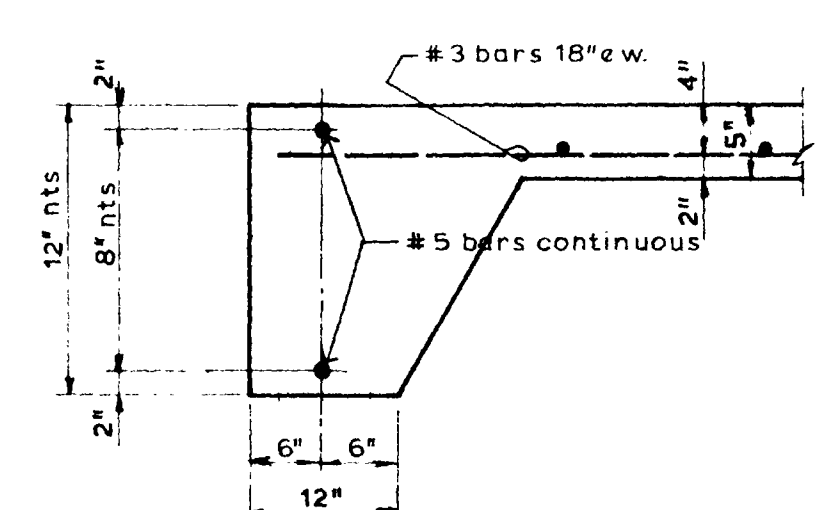
PLOT PLAN 1"=20'-0"
 LOT: _____
 BLOCK: _____
 SUBDIVISION: _____
 GRAND JUNCTION, CO



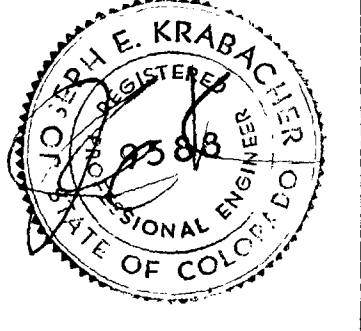
DETAIL 2-2



CONCRETE SLAB FDN. PLAN 1/4"=1'-0"
 nts = not to scale



DETAIL 1-1
 3/4" = 1'-0"

BUILDING FOR LARRY BADINI GRAND JUNCTION, CO	
ALCO BUILDING CO 242-1423	
	DRAWN: _____ DATE: _____ CHKD: _____ REVISED: _____
SHEET NO. 2 OF 2	