

DATE SUBMITTED: 3-17-89

PERMIT # 32510

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2462 Hwy 6 E 50

SQ. FT. OF BLDG: 2880

SUBDIVISION: _____

SQ. FT. OF LOT: 30,000+

PLANNING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-091-00-148

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: STONE-LEBAEON PROP.

USE OF ALL EXISTING BUILDINGS:
COMMERCIAL

ADDRESS: 2392 RIDGEWAY CT.

PHONE: 241-1214

DESCRIPTION OF WORK AND INTENDED USE:
NEW SERVICE CENTER FOR SHOCKS & FRONT END ALIGNMENT

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 X

SETBACKS: F 55 ft S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: 23

TRAFFIC ZONE: 9

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: _____

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.)

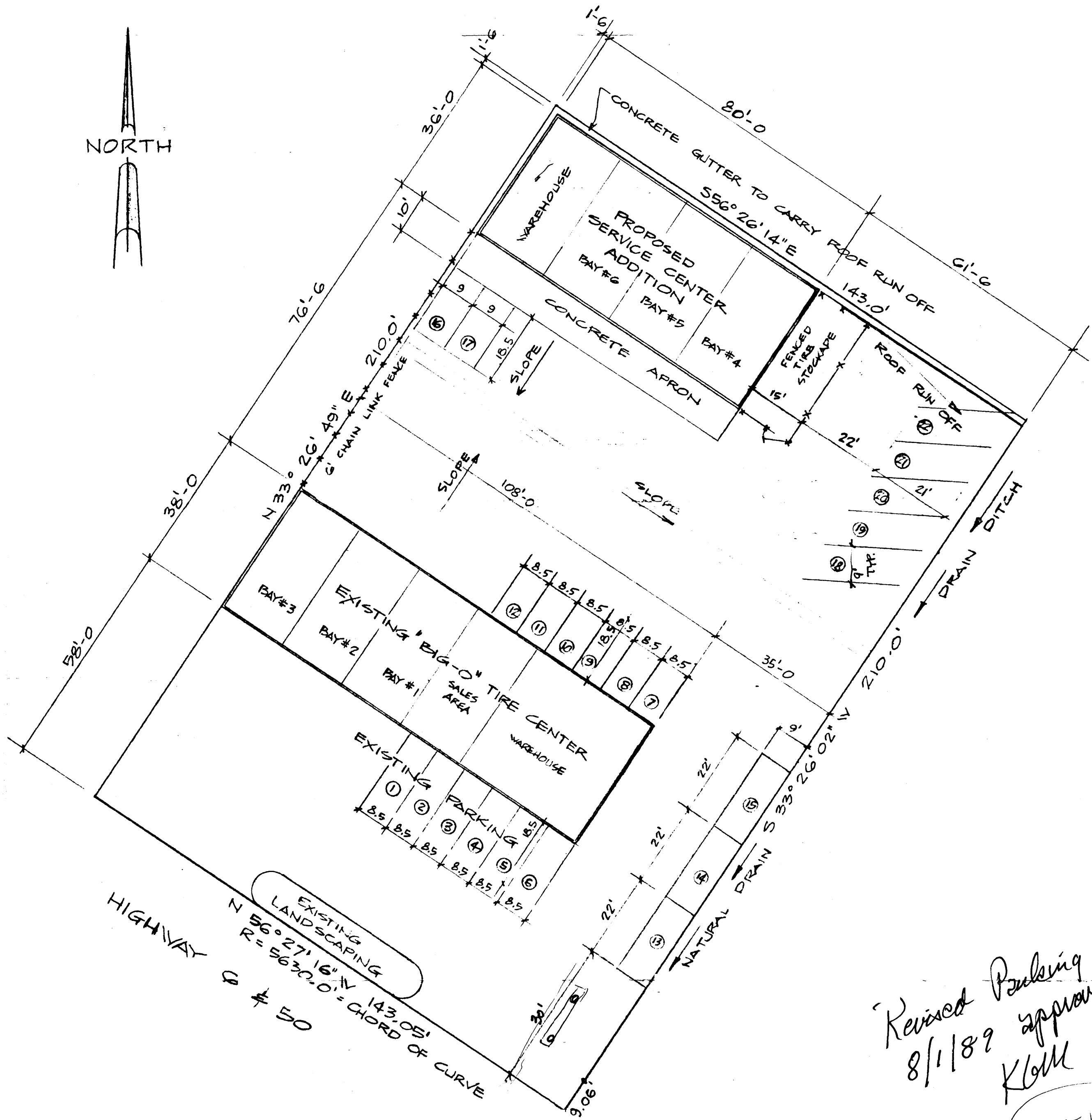
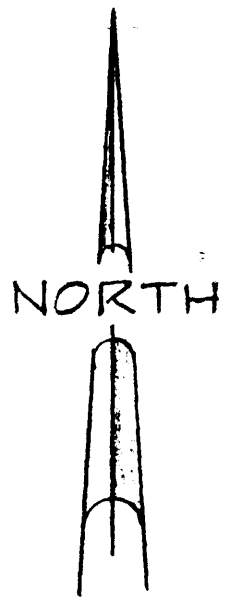
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3/23/89

APPROVED BY: Kathy Parton

Joe H. Gumbell
SIGNATURE
242-5337



- PLOT PLAN -
SCALE - 1" = 20'-0"

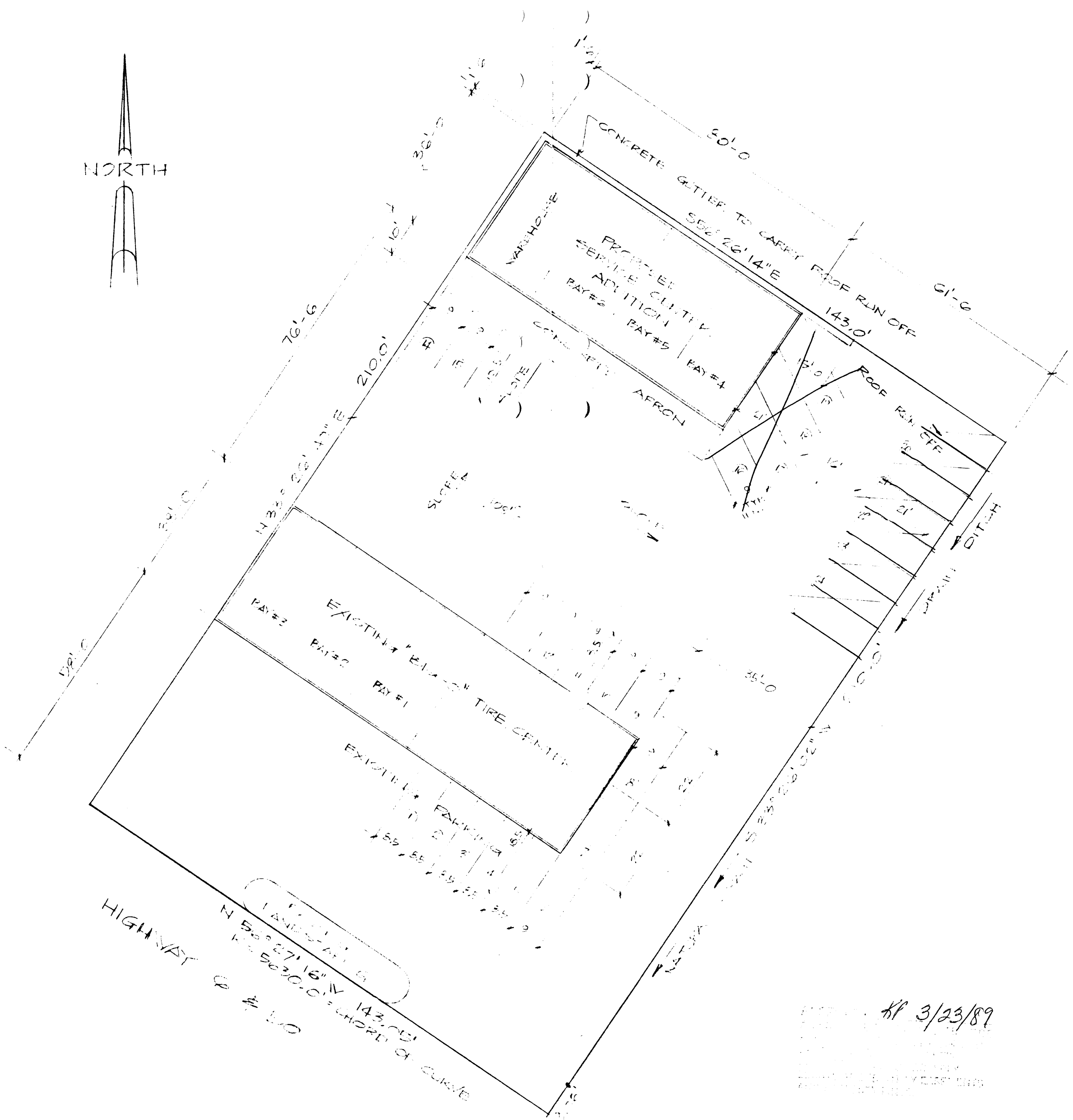
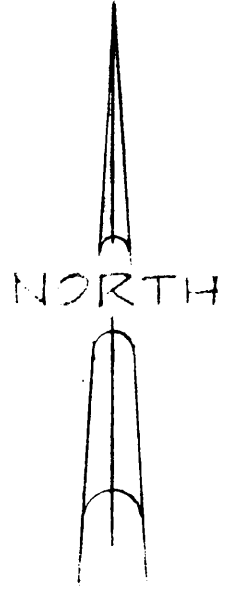
*Revised Parking
8/1/89 approved
Kell*

32516

2945-091-00-148

"BIG O" TIRE CENTER
2462 HIGHWAY 6 & 50
GRAND JUNCTION, - CO.

GAMBILL CONSTRUCTION
495 28¹/₄ ROAD
GRAND JUNCTION, CO.
243-5337



5/1000[#]

HP 3/23/89

- PLOT PLAN -
SCALE - 1" = 20'-0"

"BIG O" TIRE CENTER
2402 HIGHWAY 6 & 50
GRAND JUNCTION, - CO.

CRAMBILL CONSTRUCTION
495 23¹/₄ ROAD
GRAND JUNCTION, CO.
.243-5337