

DATE SUBMITTED: 3-21-89

PERMIT # 32489

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 405 Pitkin

SQ. FT. OF BLDG: 3'2" x 21'

SUBDIVISION: City

SQ. FT. OF LOT: _____

FILING # _____ BLK # 147 LOT # 1-3

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-39-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: William Sherman

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 405 Pitkin

metal shop

PHONE: 245-0101

DESCRIPTION OF WORK AND INTENDED USE:
New outdoor pt

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

VE: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: Employee

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Sump Pump
must meet requirement of Grig Tract

City Public Works Dept.

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: 3/21/89

APPROVED BY: Andi Lutzel
as per DN

[Signature]
SIGNATURE

Scotty Muffler Oil & Lube
405 Pitkin Ave
Grand Junction, Co 81501
245-0101

City of Grand Junction
Planning Department

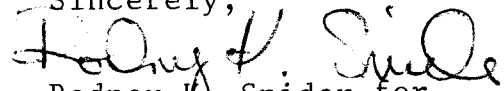
March 21, 1989

Attn: Don Newton

Scotty Muffler Oil & Lube guarantees that all personnel will manually guide any and all cars or trucks to be driven onto the new outside pit. We also will guide the driver off the outside pit.

Thank you.

Sincerely,

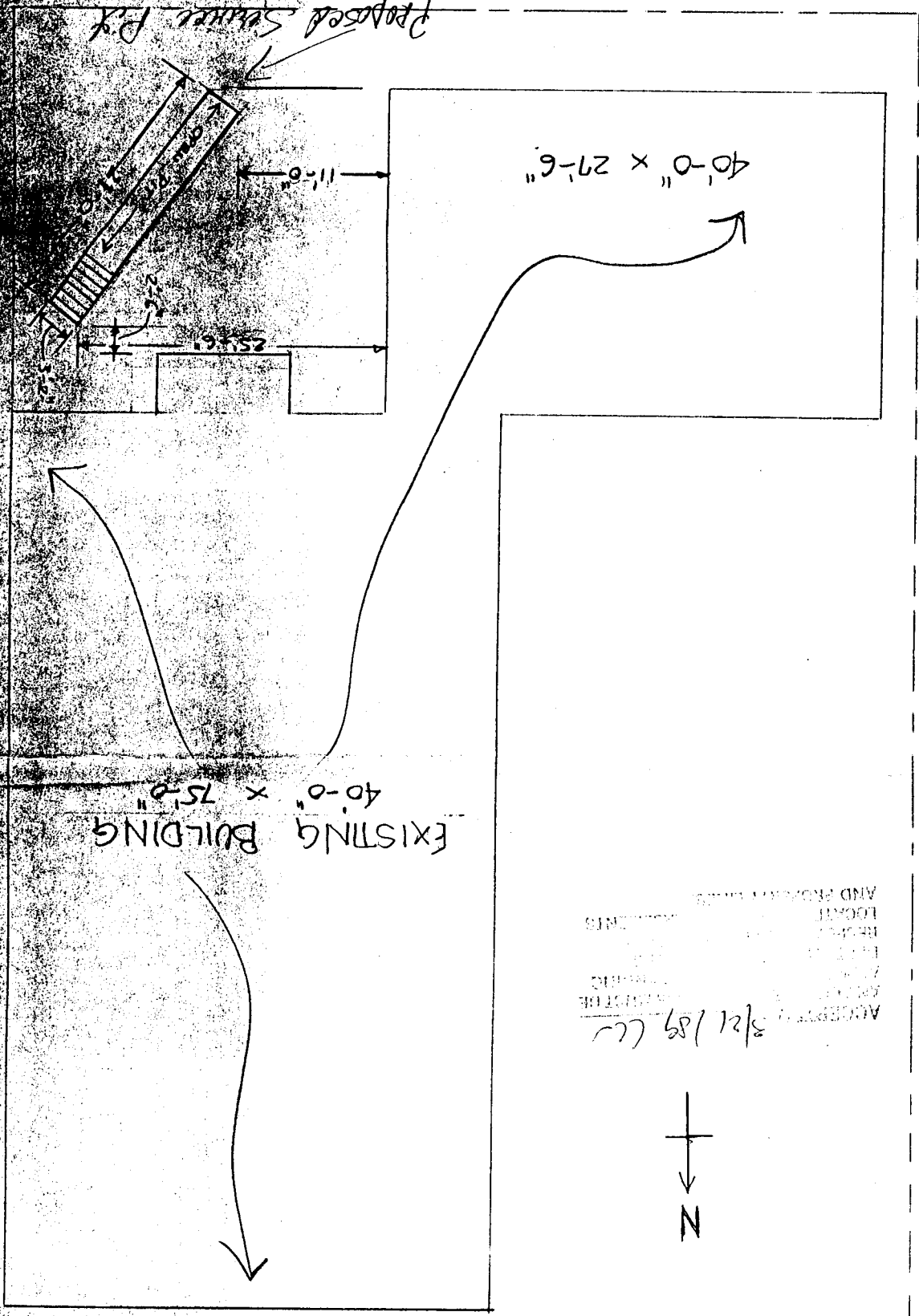


Rodney K Snider for
Scotty Muffler Oil & Lube

SCOTT'S
405 PATTIN AVE
SCALE 1/8" = 1'-0"

ALLEY

Proposed Storage Pk



EXISTING BUILDING
40'-0" x 75'-0"

40'-0" x 29'-6"

11'-0"

ACCEPTED BY THE BOARD OF SUPERVISORS
DATE 3/21/89
ADDRESS 405 PATTIN AVE
CITY OF SAN JOSE
COUNTY OF SANTA CLARA
LOCAL OFFICE
AND PROJECT NUMBER

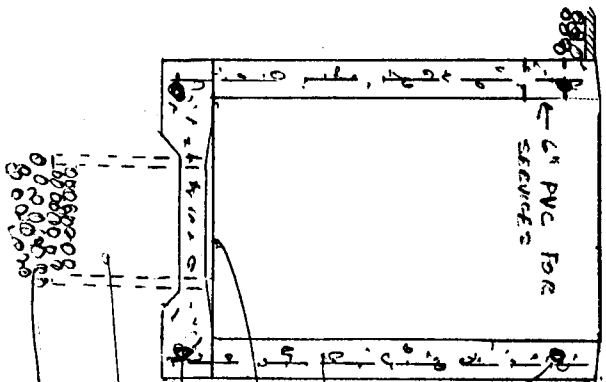
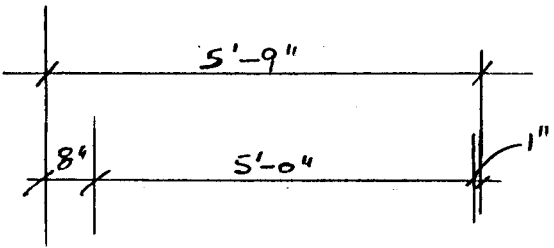
N

4TH STREET

PATTIN AVE

Don N. NO!
Greg T. NO
do this O.K. with you?
Return to Karl

Sight distance is not adequate for backing into the alley.



EXISTING ASPHALT

#5 CONT. T&B

#4 VERT @ 30" OC

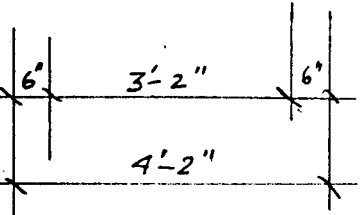
4" CONC FLOOR W/ #3 EA W/Y @ 30" OC
SCOPE 1' FROM SUMP

SUMP BEYOND

gravel drain



7 - 9/16" TREADS
NON-SKID METAL



SECTION

21'-0"

22'-0"

Scotty's
405 PITKIN AVE
1/2" = 1'-0"