

DATE SUBMITTED: 10-24-89

PERMIT # 34333

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1227 WINTERS AVE

SQ. FT. OF BLDG: 26,000

SUBDIVISION: Colorado West Dev. Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: 12/4

TAX SCHEDULE NUMBER:
2945-242-15-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: INDUSTRIAL CONSTRUCTION CORP.

TWO

ADDRESS: 1227 WINTERS AVE

USE OF ALL EXISTING BUILDINGS:

PHONE: (303) 241-8118

OFFICE - WEST BLDG.

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.

INSTALL 2 1000 GAL CONCRETE Sumps

FOR OFFICE USE ONLY

ZONE: I-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 35' S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: _____

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: 10-24-89

APPROVED BY: Linda Watzel

[Signature]
SIGNATURE

10-24-89

ACCEPTED
A CHANGE OF TRACKS MUST BE
APPROVED BY CITY PLANNING
RESIDENTS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

85.0x

x 75.5

N 61,130

E 35,250

WINTERS AVE

AVENUE INDUSTRIAL PARK

I.C.C.
OFFICE

COLORADO WEST DEVELOPMENT PARK

x 76.2

1000
SUM

AND
EA

N 60,190
E 33,950

N 60,180
E 33,920

N 60,215
E 34,820

N 60,070
E 34,820

N 60,060
E 35,220

WATER
ATION

MILL YARD

1.5

0.0

1.5

0.0

2.0

N 60,195
E 34,650

45'-0"

270'-0"

380'-0"

N 59,990
E 33,850

5:1

0.0