

DATE SUBMITTED: 8/30/89

PERMIT # 34409
34410

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1328 Winters Avenue

SQ. FT. OF BLDG: 48,600

Colorado West

SUBDIVISION: Development Park

SQ. FT. OF LOT: 221,774.98

FILING # _____ BLK # _____ LOT # 7

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-242-12-013

one

PROPERTY ^{Lessee} ~~OWNER~~: Capco, Inc.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1328 Winters Avenue, Grand Jct.

manufacturing

PHONE: 243-8750

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.

construction of storage magazine

FOR OFFICE USE ONLY

ZONE: I-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 8

PARKING SPACES REQ'D: EXISTING

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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: 8/30/89

CAPCO, INC.

APPROVED BY: [Signature]

By: [Signature]

SIGNATURE

President

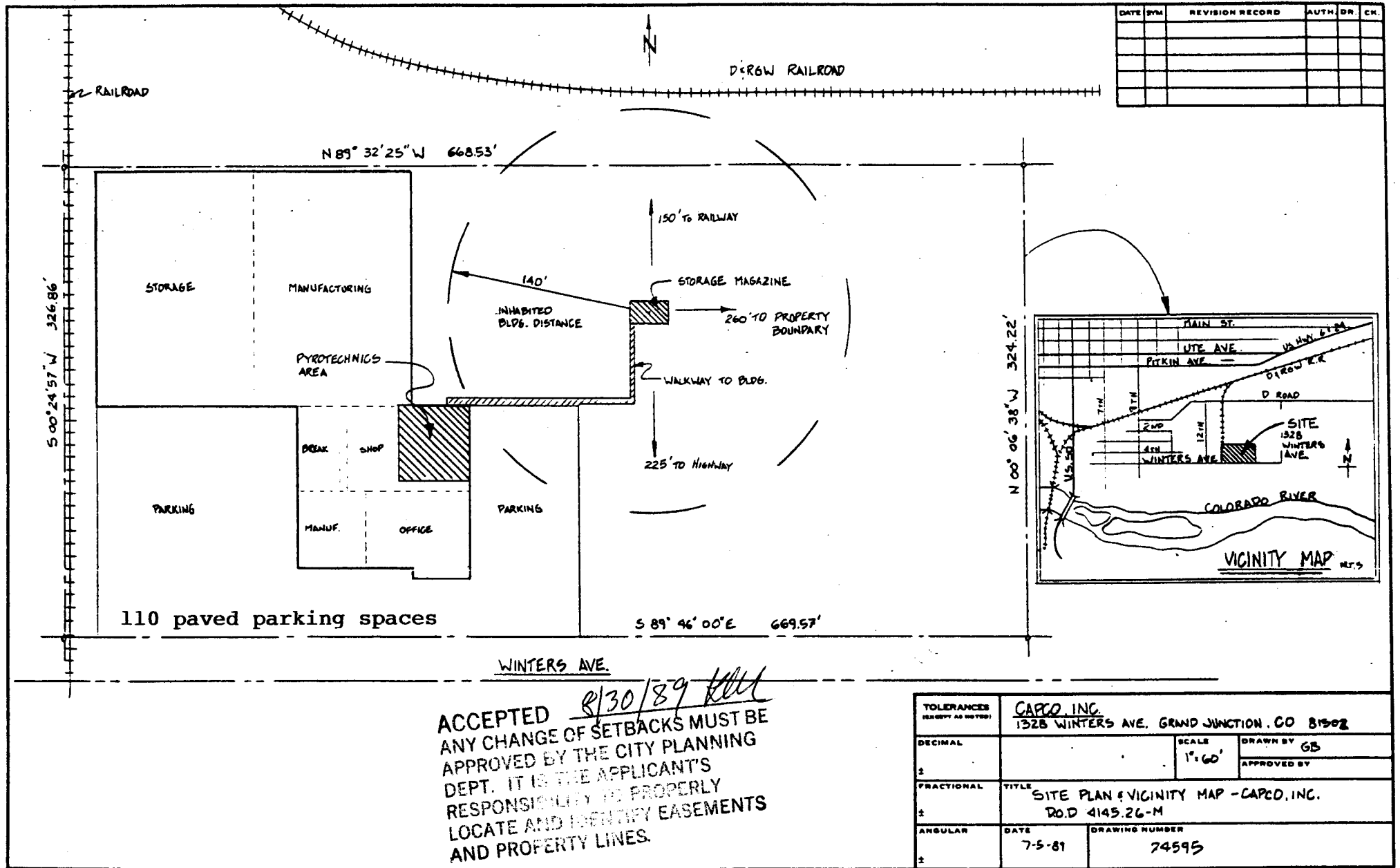


Figure 3 Site Location By Streets

Table: 1 QUANTITY / DISTANCE

as per DoD 4145.26M

Donor: Mass Detonating Magazine 20 pounds NEW class 1.1 material

<u>Building or Magazine</u>	<u>Type Distance</u>	<u>Required</u>	<u>Actual</u>
Existing Facility	Inhabited Building	110 feet	140 feet
Public Rd. (Winters)	Public Traffic Route	65 feet	225 feet
Railroad	Fragment	N/A	150 feet
East Property Boundary	Fragment	N/A	260 feet