

DATE SUBMITTED: 9-13-90

PERMIT # 36858

FEE 20⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 640 SO. 12TH

SQ. FT. OF BLDG: 7000

SUBDIVISION: COLO. WEST DEVA.

SQ. FT. OF LOT: 80,000-

FILING # _____ BLK # _____ LOT # 4

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:
2945-2A2-12-017.

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: U.S. SAC. CORP.

USE OF ALL EXISTING BUILDINGS:
Office / Warehouse

ADDRESS: 731 SO. 12TH

PHONE: 241-0604

DESCRIPTION OF WORK AND INTENDED USE:
OFFICE ADDITION.

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: I-2

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65'

PARKING SPACES REQ'D: office are ~ 10 spaces
warehouse employ you parking

CENSUS TRACT #: 8

LANDSCAPING/SCREENING: Recommend
Some landscaping around addition

TRAFFIC ZONE: 44

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.

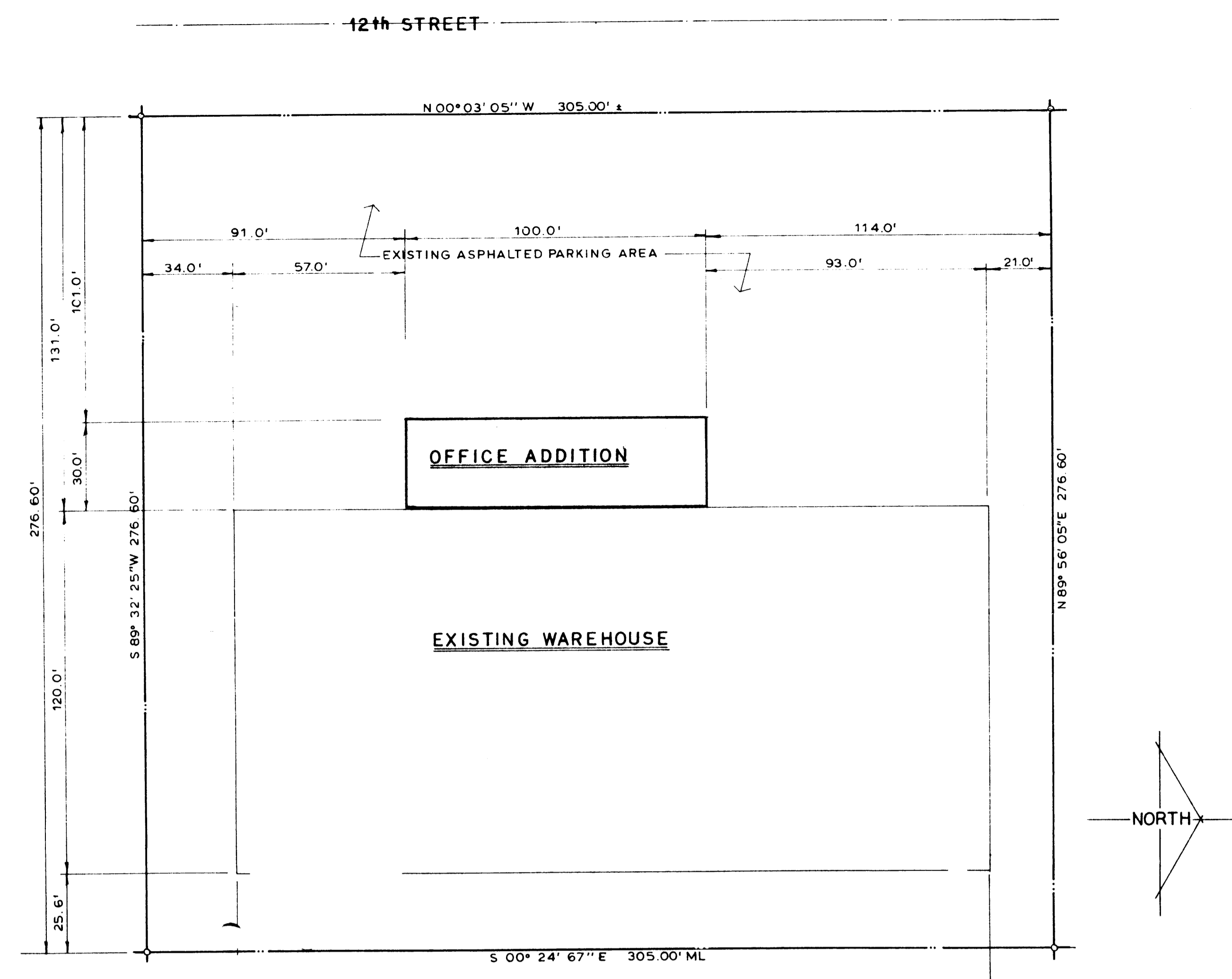
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-13-90

Bob Turner
SIGNATURE

APPROVED BY: Ann Witzel

9-17-98 *la*



PLOT PLAN 1" = 30'-0"
LOT 4 EXCEPT NORTH 300.0'
COLORADO WEST DEVELOPMENT PARK
GRAND JUNCTION, COLORADO

OFFICE ADDITION
FOR
U.S. SACK
ALCO BUILDING CO
242-1423

ERBACHER ASSOCIATES - ARCHITECT & ENGINEER