

DATE SUBMITTED: 4/12/90

PERMIT # 35707

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 830 So 12th

SQ. FT. OF BLDG: 4000

SUBDIVISION: Colorado W. Dev. Pk

SQ. FT. OF LOT:

FILING # BLK # LOT # 4 pt.

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2945-242-12-016

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: Babbington Lumber Co

USE OF ALL EXISTING BUILDINGS:
office-warehouse

ADDRESS: 830 So 12th, G.J.C.

PHONE: 242-8870

DESCRIPTION OF WORK AND INTENDED USE:
Addition To Warehouse

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: I-2

FLOODPLAIN: YES NO

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: N/A

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.)

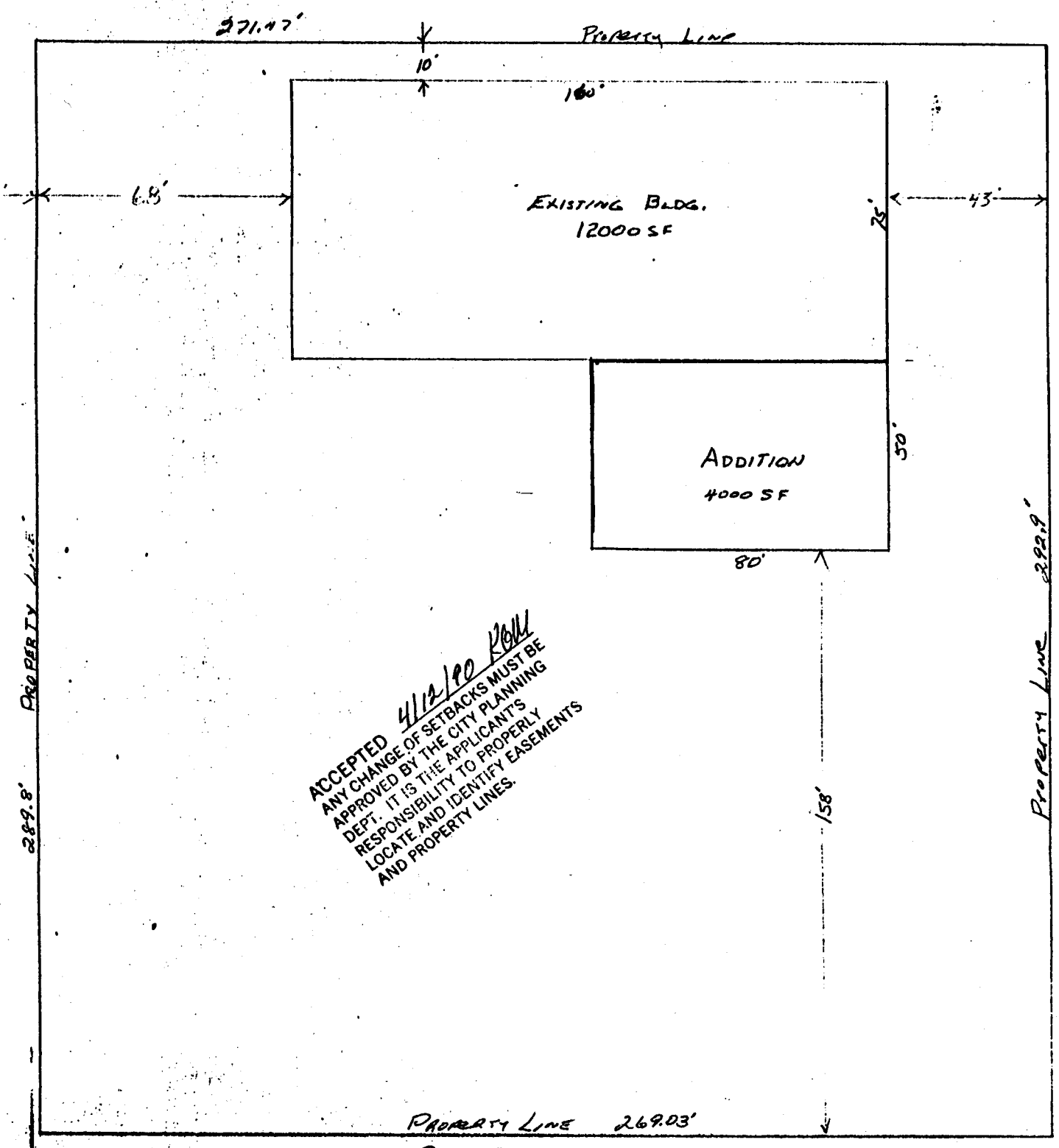
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4/12/90

APPROVED BY: H. Melner
6/90 C/O KM

SIGNATURE



ACCEPTED 4/12/90 ROLL
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

PROPERTY LINE 269.03'
 PLOT PLAN SCALE 1"=30'

