

DATE SUBMITTED: 12-10-90

PERMIT # 3767/

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 136 S. 7<sup>th</sup> ST. GJ. Co.

SQ. FT. OF BLDG: 2400

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: 17,562.5

FILING # \_\_\_\_\_ BLK # 115 LOT # 1-4th S

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2945-144-20-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
ONE (1) 64'x75'

PROPERTY OWNER: B.L. KEBLE

USE OF ALL EXISTING BUILDINGS:  
RETAIL STORE

ADDRESS: 136 S. 7<sup>th</sup> ST GJ. Colo.

PHONE: 243-9332

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.

ERECT 40'x60'x12' STEEL BLDG  
USED FOR WAREHOUSE.

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FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 3.5

LANDSCAPING/SCREENING: 75% of existing  
the required front yard setback

SPECIAL CONDITIONS: None  
Building for storage only

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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.

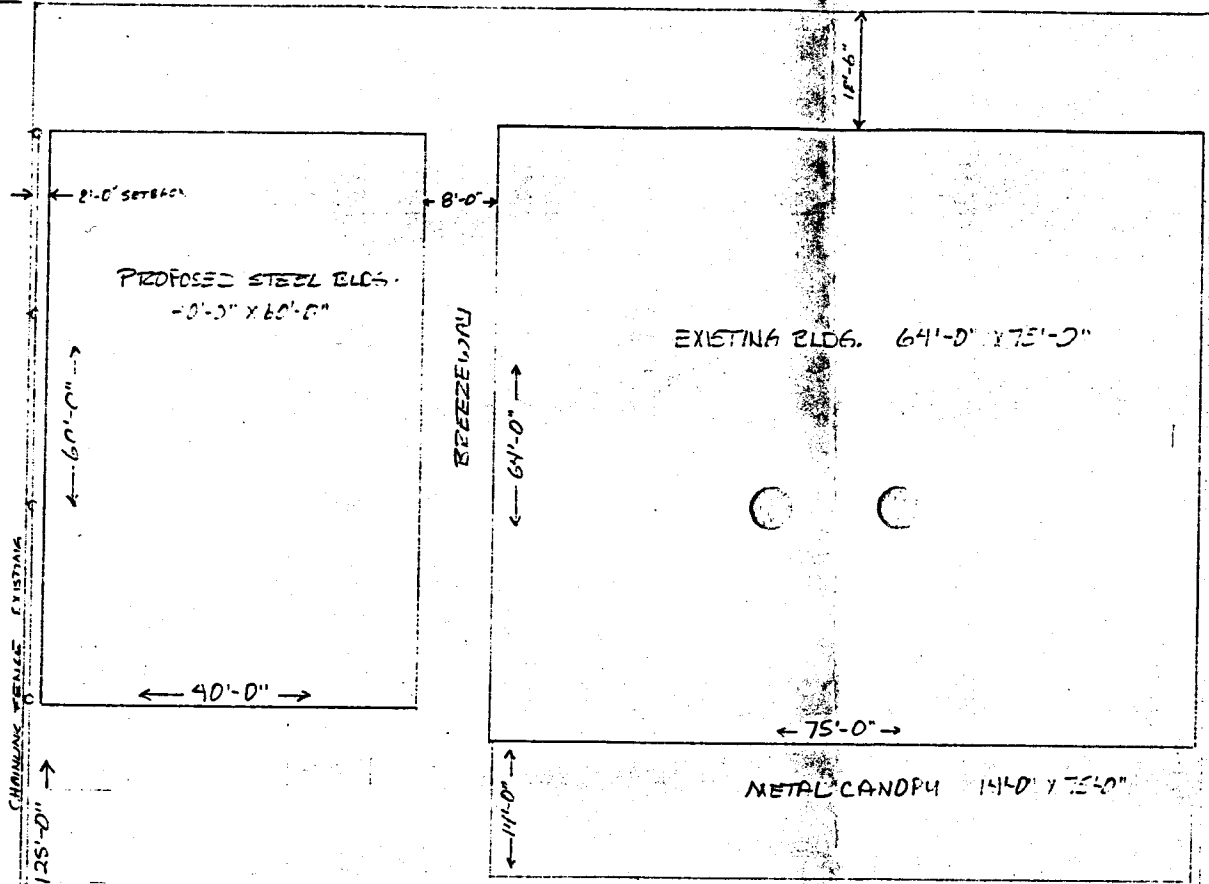
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12-10-90

APPROVED BY: Valerie Loring

[Signature]  
SIGNATURE

ALLEY



PROPOSED STEEL BLDG.  
90'-0" X 60'-0"

EXISTING BLDG. 64'-0" X 75'-0"

METAL CANOPY 14'-0" X 75'-0"

ALLEY

CHANGING FENCE EXISTING

← PROPERTY LINE 125'-0" →

BREEZEWAY

SIDEWALK

EXISTING CURB

ACCEPTED *VK*  
 ANY CHANGE IN TRACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

← PROPERTY LINE 140'-6" →

SIDEWALK

FIRE HYDRANT