

DATE SUBMITTED: 3/1/90

PERMIT # 35242

FEE 20⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 552 25RD.

SQ. FT. OF BLDG: 5000

SUBDIVISION: ~~TRUCK~~

SQ. FT. OF LOT: 120,000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-102-00-108

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
(2) TRUCK

PROPERTY OWNER: STEVE McALLAN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: _____

BAKE

PHONE: 243-4642

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.

OFFICE WAREHOUSE

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 5

TRAFFIC ZONE: 10

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.

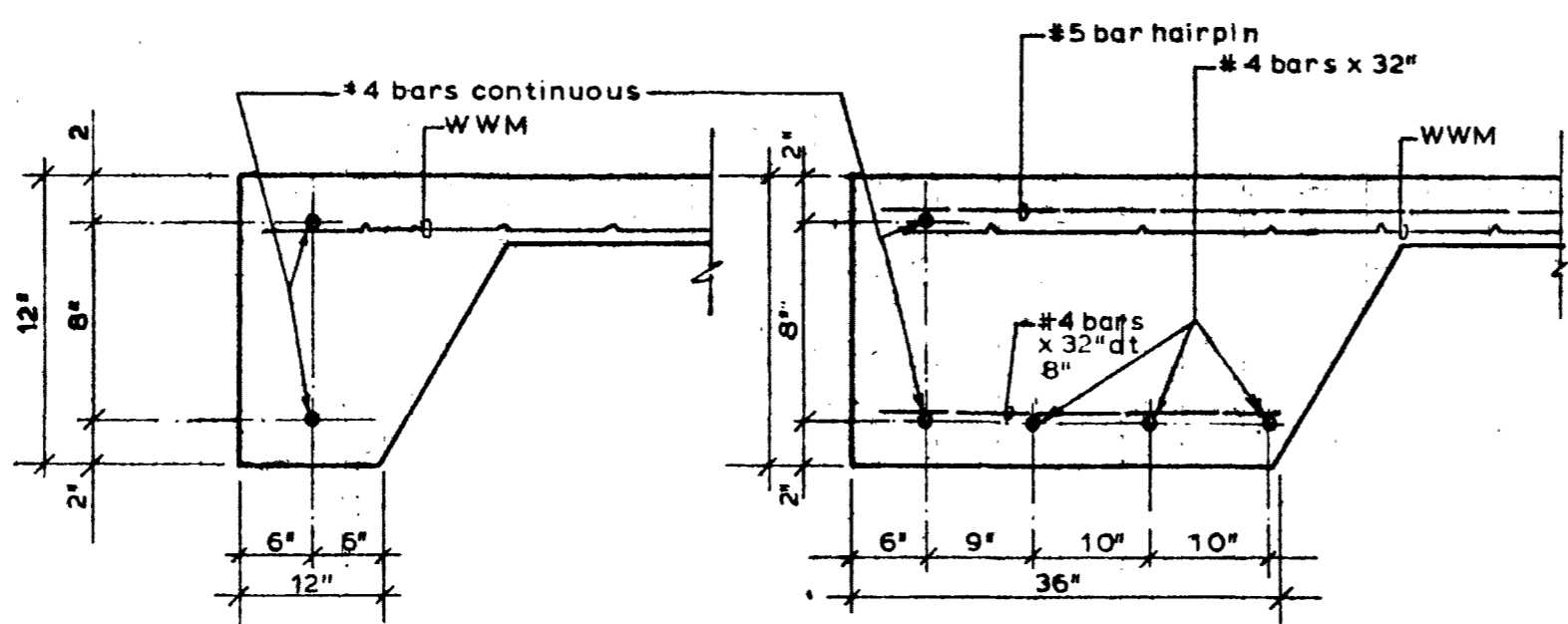
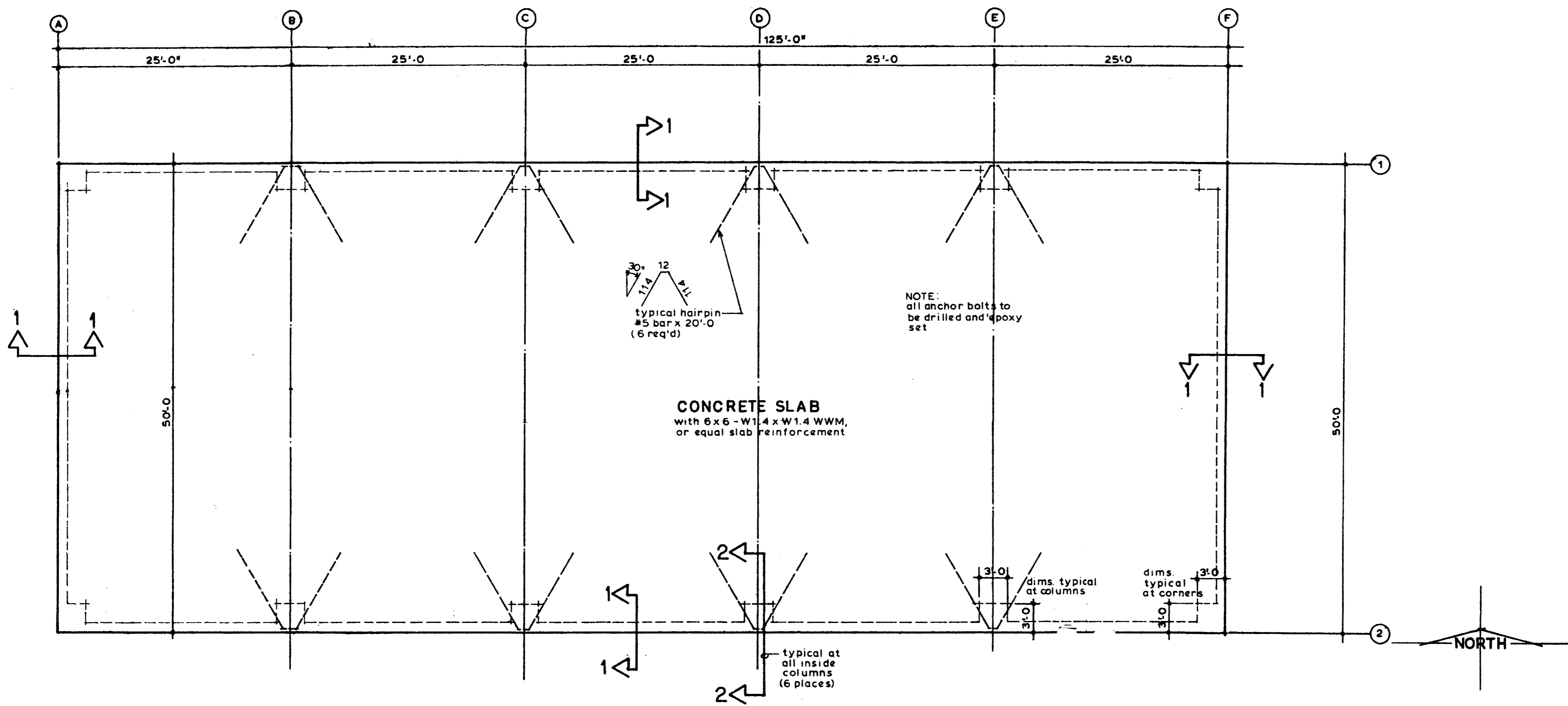
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 1/3/90

APPROVED BY: Karl Metzger

Robert Wheeler
SIGNATURE

c/o 2/24/91



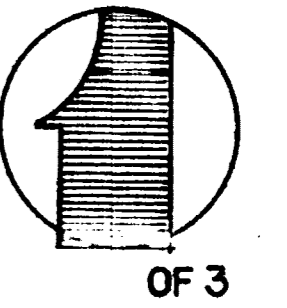
SITE
 LOT _____
 BLOCK _____
 SUBDIV'SN _____

FOR
STEVE McCALLUM

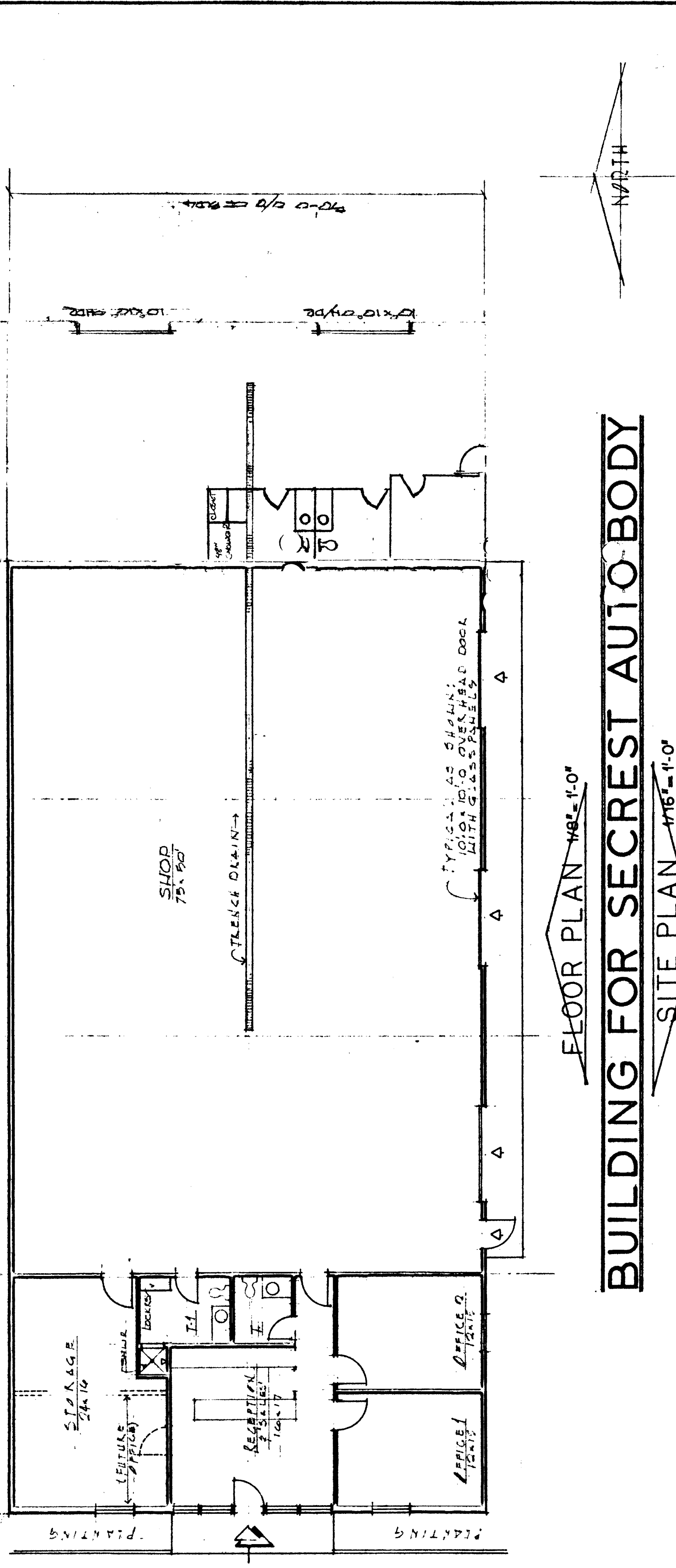
ALCO BUILDING CO.
GRAND JUNCTION COLO.

DATE: 1/30/89
 DRAWN: J
 CHKD: fv

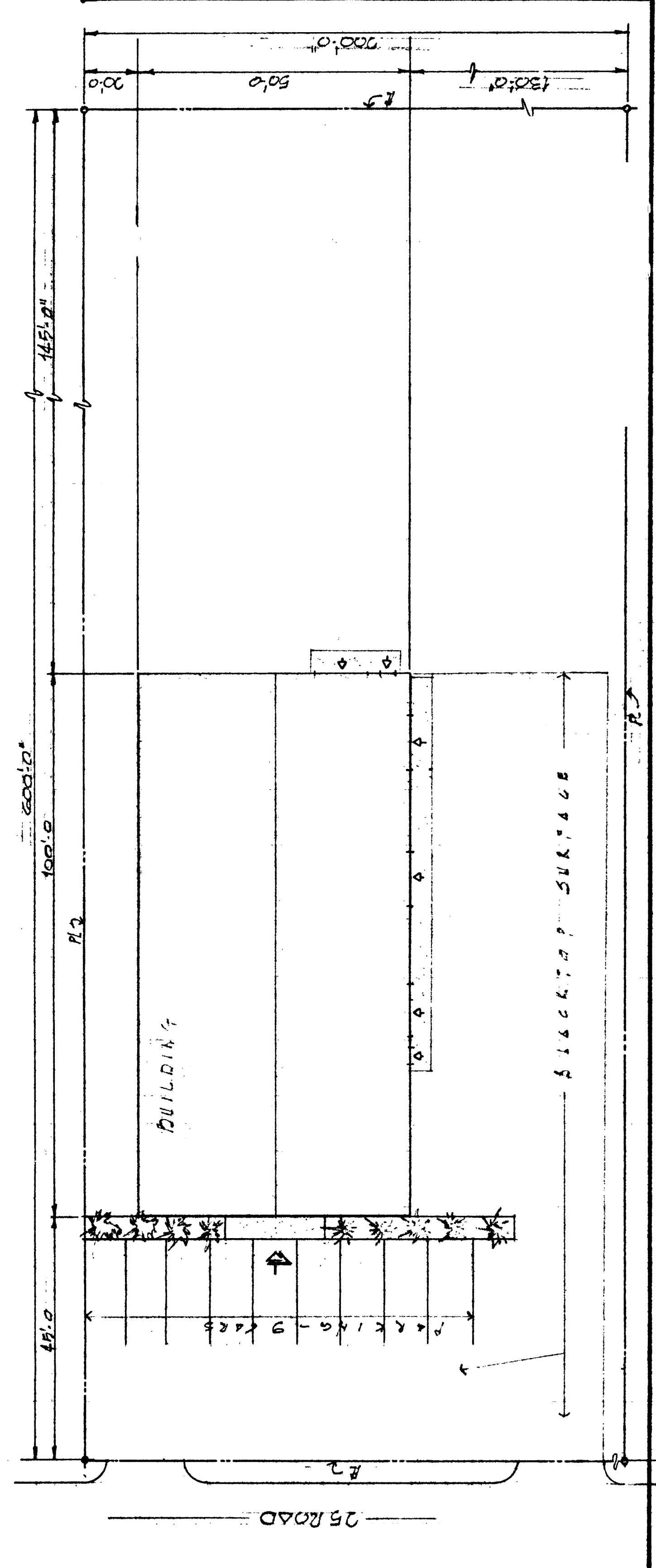
SHEET NO.



OF 3



FLOOR PLAN 1/8" = 1'-0"
BUILDING FOR SECRET AUTO BODY
SITE PLAN 1/16" = 1'-0"



SITE:
 LOT: _____
 BLOCK: _____
 SUBDIV: SN: _____

FOR
STEVE McCALLUM
 ALCO BUILDING CO.
 GRAND JUNCTION - COLO.

DATE: _____ SHEET NO. _____
 DRAWN: _____
 CHKD: _____

