

DATE SUBMITTED: July 5, 1990

5/7/91 PERMIT # 38577  
FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2510 1/2 Hwy 6 + 50  
Grand Jct. Co.

SQ. FT. OF BLDG: 6400

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 39,284

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: NA

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-103-00-058

PROPERTY OWNER: leasee's  
Valley Gas

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2510 1/2 Hwy 6 + 50 G.T.

Retail Welding Supplies

PHONE: (303) 245-8320

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.

6 ton carbon dioxide tank

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### 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: \_\_\_\_\_

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Additional setback may be required by Fire Dept. and/or Bldg. Dept.

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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.

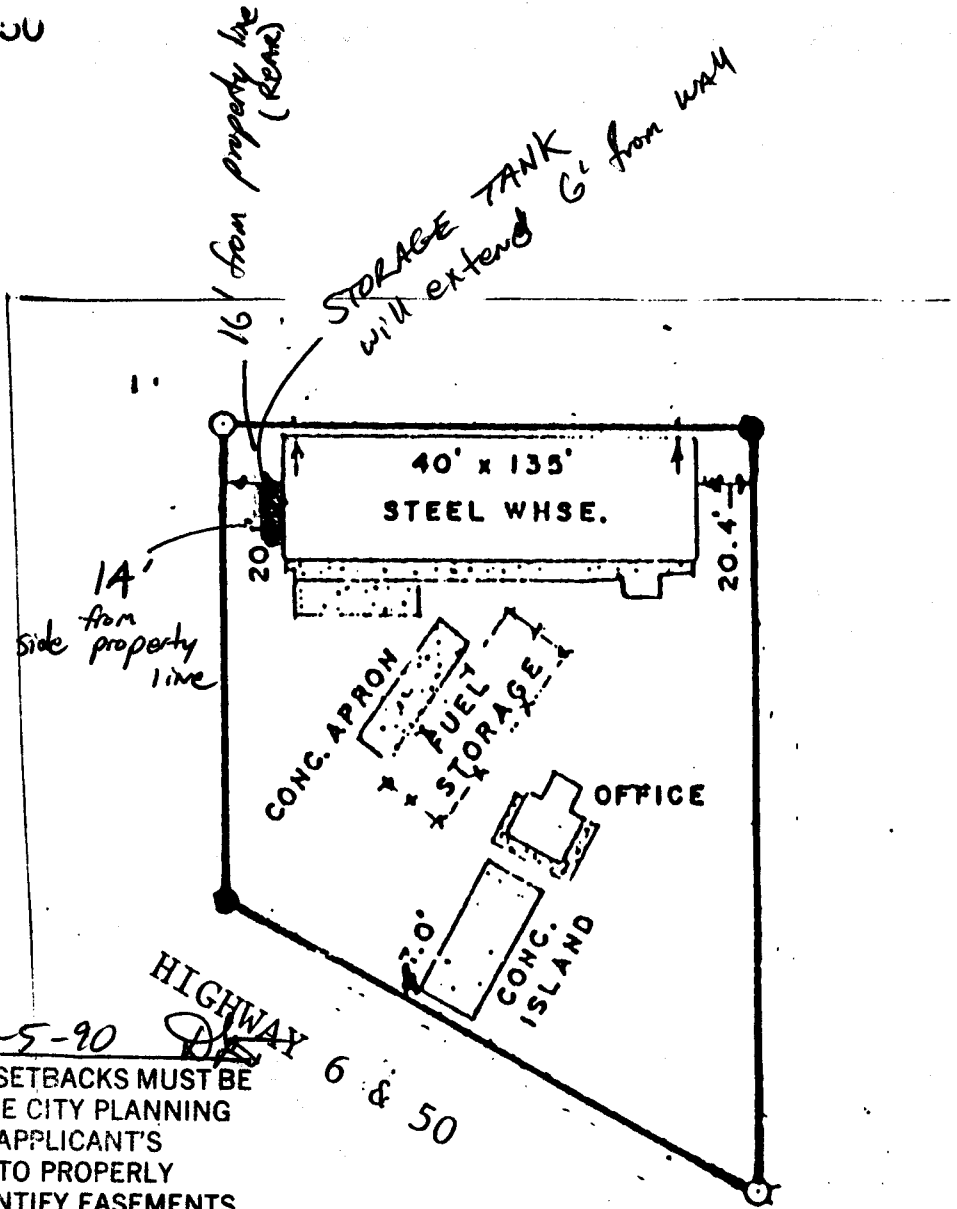
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-5-90

Robert M. Dival  
SIGNATURE

APPROVED BY: [Signature]

next to Fred Schmid and



- 1981
- 6,400
- 4,600
- 1,600
- 1,000
- 16

10 X12

5-103-00-058

91 Ac  
 35,284  
 Gravel  
 Off Street

Tenants

ACCEPTED 7-5-90  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Per Mo.	Per Yr	Per S.F.
\$2,300	\$27,600	\$4.31
	<del>\$3,333</del>	\$0.52
	\$30,933	\$4.83

1989 Taxes = \$3,182.50

with three years left on them

Pmt.*	Loan Bal	Est Pmt P&I**	Per S.F.
\$53,000	\$159,000	(\$1,501)	(\$2.81)

25 Yr amortization schedule

Income	ROI
,600	13.02%