

DATE SUBMITTED: JAN 10/90

PERMIT # 34906

FEE 10 00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 801 KIMBELL ST.

SQ. FT. OF BLDG: 1920

SUBDIVISION: BENTON

SQ. FT. OF LOT: (S) 4 = 6,250

FILING # _____ BLK # 14 LOT # 1-4

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-231-17-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: 801 KIMBELL ST.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: RUSS HOLTZ

N/A

PHONE: 434-1032 OR 245-4106

DESCRIPTION OF WORK AND INTENDED USE:
STORAGE BUILDING / SHOP

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 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65 FT.

CENSUS TRACT #: 8

PARKING SPACES REQ'D: 5

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: as per code
395.5 #

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: 1/10/90

C. Jeff Woodard
SIGNATURE

APPROVED BY: Kathy McFarland
KMD 1/10/90

SCOTT HODGES CONSTRUCTION, INC.

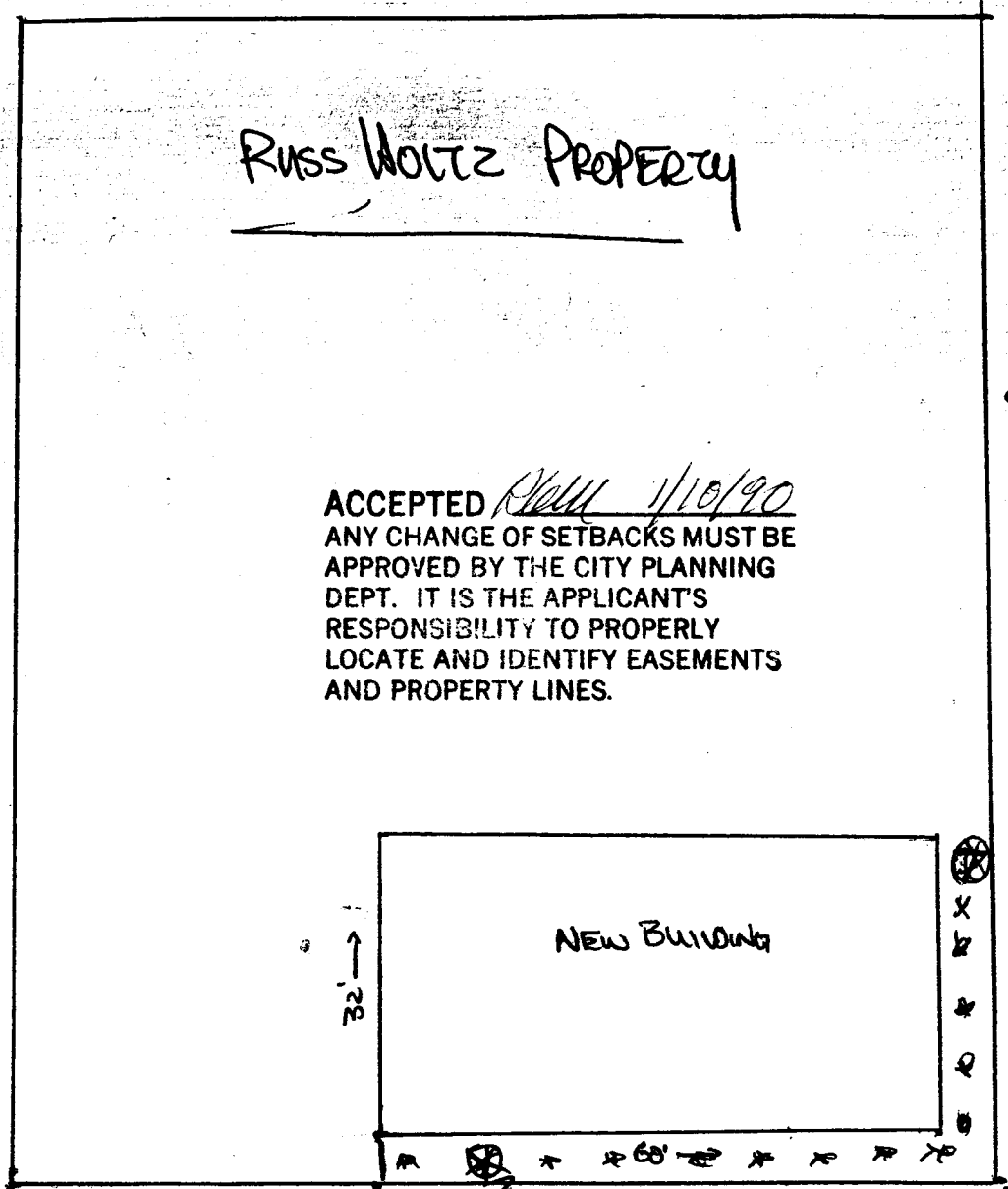
690 Cloverdale Dr.
Grand Junction, Colorado 81506
(303) 245-3448

Russ Woltz Property

ACCEPTED Plan 1/10/90
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.

468.75 SQFT. REQUIRED

South 8th St



LANDSCAPING REQUIRED
(395.5 SQFT.)

SLOWALK EXISTING

- * LANDSCAPING ON KIMBELL
- 1 POPLAR
- 8 BUFFALO JUNIPER
- * LANDSCAPING ON 8th ST
- 1 POPLAR VARIETY
- 5 BUFFALO JUNIPER
- * SPRINKLER WITH 1 1/2 TO 3" WASHED ROCK COVER.