

#50-90

DATE SUBMITTED: 10/19/90

PERMIT # 37391

FEE ~~10.00~~ 11.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

Review of floodplain permit

BLDG ADDRESS: 803 Winters Avenue

SQ. FT. OF BLDG: 1,650

SUBDIVISION: Benton Canyon 1st Ed

SQ. FT. OF LOT: 10,625

FILING # _____ BLK # 6 LOT # 1-3

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-231-15-033

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: E. E. Lewis

USE OF ALL EXISTING BUILDINGS:
Office - Service

ADDRESS: 3242 Lakeside Drive
Grand Junction, CO 81506

PHONE: 303-242-1039

DESCRIPTION OF WORK AND INTENDED USE:
New Building, Office & Service

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 35' S 0' R 0'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 8

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: *see site plan*

SPECIAL CONDITIONS: *final site design - landscaping & parking to be approved by the C.O.*

Floodplain Permit will be issued #50-90

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: 11/13/90

APPROVED BY: *Kathy Porter*

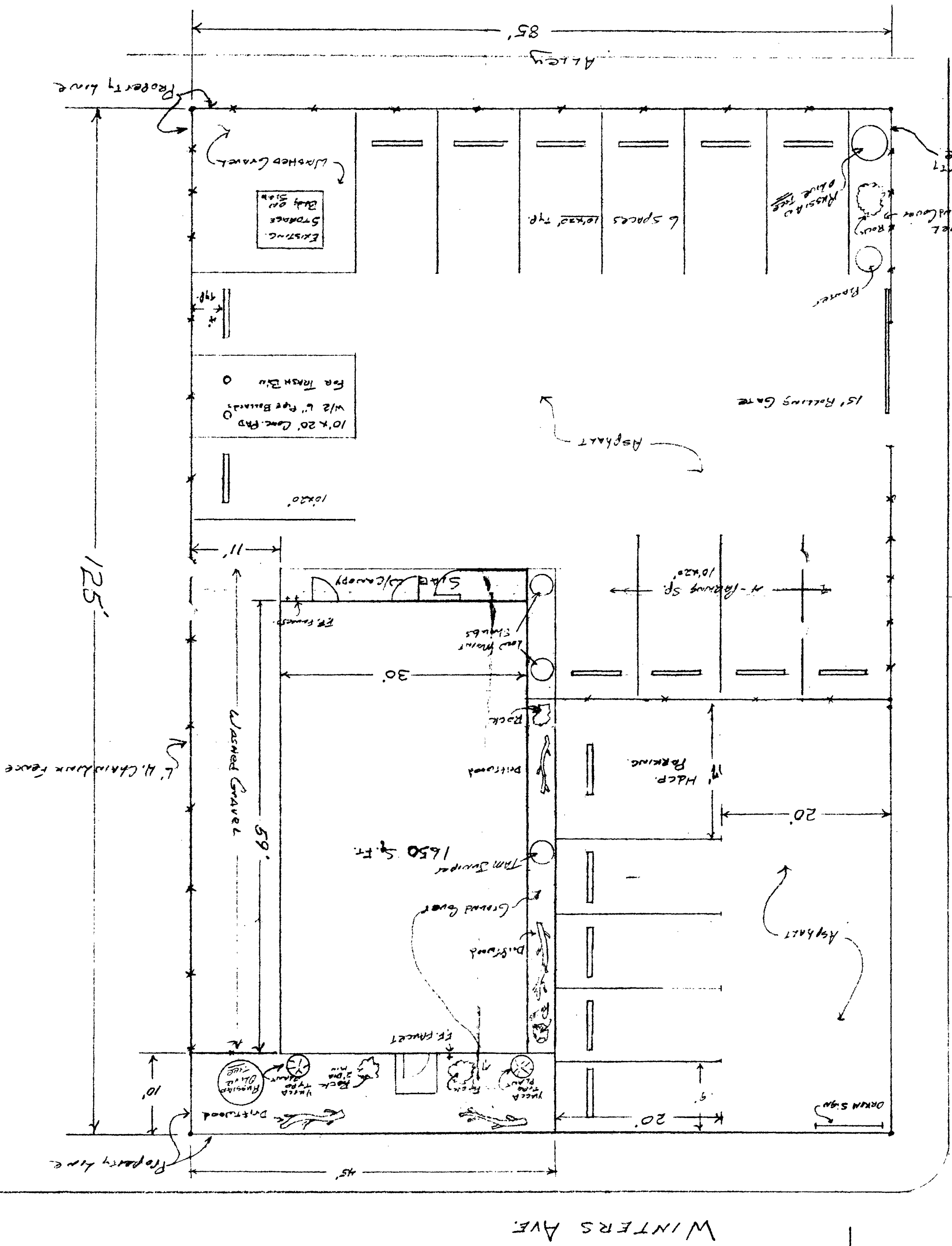
[Signature]
SIGNATURE

cto Karl Metzner 6/91

| | | | |
|----------|--------------------------|-------------|--------------------------------|
| DATE | 10-10-90 | PROJECT | LANDSCAPING PLAN |
| SCALE | 1/4" = 1'-0" | CLIENT | E. F. LEWIS, OWNER |
| PROJECT | 803 WINTERS AVENUE | DESIGNER | ORLIN EXTERMINATING, TENNESSEE |
| LOCATION | GRAND JUNCTION, COLORADO | DATE | 10-10-90 |
| OWNER | E. F. LEWIS | PROJECT NO. | 226 30 |
| ADDRESS | 226 30 ROAD | SCALE | 1/4" = 1'-0" |
| CITY | GRAND JUNCTION, CO 81503 | DATE | 10-10-90 |

- Desert type landscape -
 Driftwood
 Russian Olive Trees
 Yucca Plants
 Large Rocks
 Dwarf Shrubs
 Ground Cover - Larkspur & Lavender Rock
 -

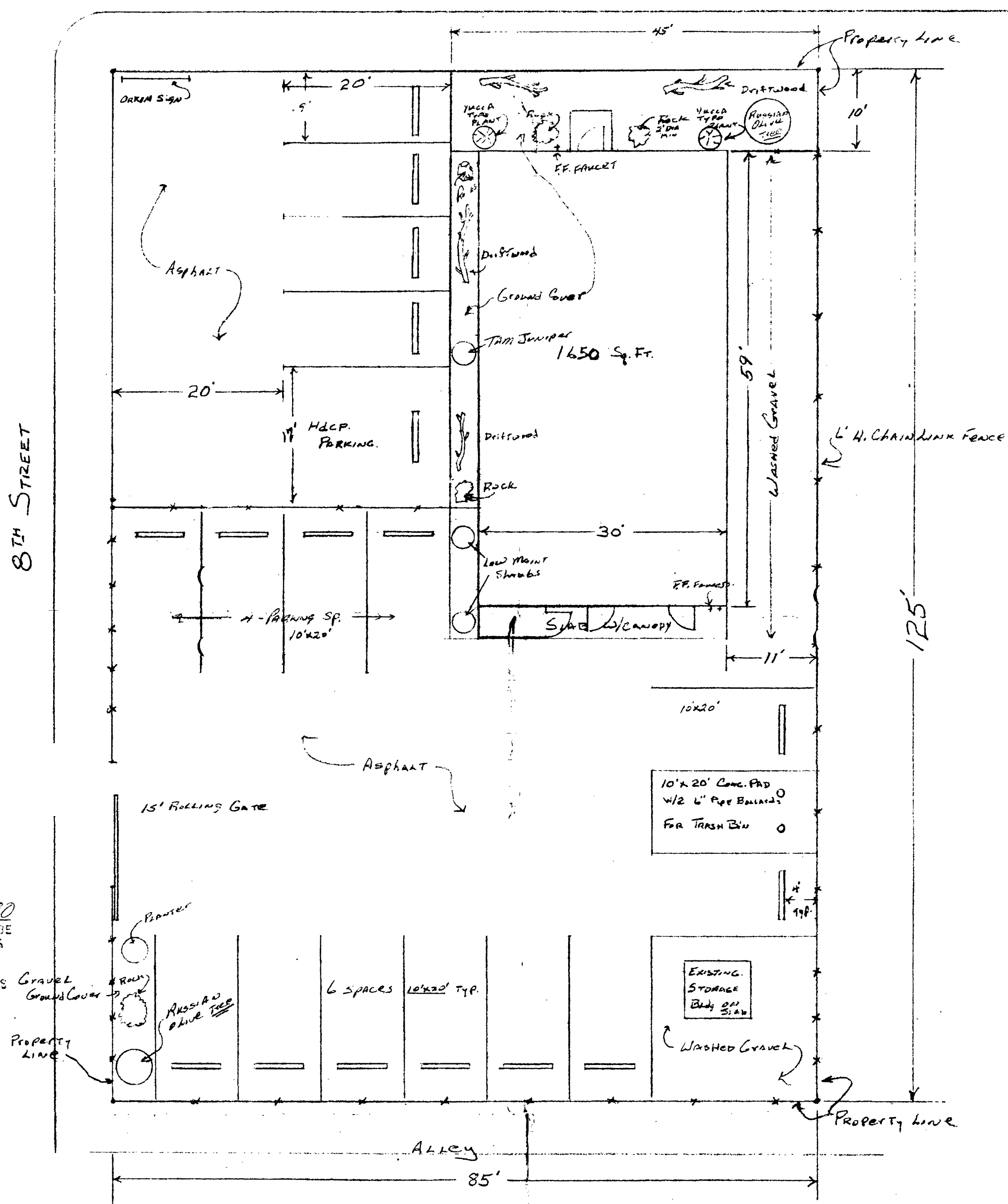
- Landscaping -
 NORTH - 45' x 10' = 450 SF
 WEST SIDE - 40' x 4' = 160 SF
 SOUTH SIDE - 20' x 5' = 100 SF
 TOTAL 710 SF



11/15/90
 ORLIN EXTERMINATING
 226 30 ROAD
 GRAND JUNCTION, CO 81503
 970-241-1111



WINTERS AVE.



DATE: 11/13/90
 ASSIGNED TO: [Name]
 PROJECT: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 PROPERTY LINES ARE SHOWN AS DOTTED LINES.

— LANDSCAPING —
 NORTH — 45' x 10' = 450 SF
 WEST SIDE — 20' x 4' = 80 SF
 S.W. COR — 20' x 5' = 100 SF
 TOTAL 786 SF

— Desert Type Landscape —
 Driftwood
 Russian Olive Trees
 Yucca Plants
 Large Rocks
 Juniper Shrubs
 Ground Cover — Bark + Washed Rock 1/8"

| | |
|------------------------------|--------------------|
| E. E. LEWIS, OWNER | |
| ORKIN EXTERMINATING, TENANT | |
| 803 WINTERS AVENUE | |
| GRAND JUNCTION, COLORADO | |
| PLOT PLAN - LANDSCAPING PLAN | |
| CONSULTING SERVICES | SCALE 1"=10' |
| NORMAN L. FRIEND | DRAWN BY N. FRIEND |
| 226 30 Road | DATE 10-10-90 |
| Grand Junction, CO 81503 | PAGE 1 OF 2 SHEETS |