

DATE SUBMITTED: 2/22/91

PERMIT # 37978

FEE 20<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

AMERICAN LINEN

BLDG ADDRESS: 702 South 9th Street

SQ. FT. OF BLDG: 5200 (addition)

SUBDIVISION: Milldale

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

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

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

2945 231 07 001

PROPERTY OWNER: Steiner Corp. (American Linen)

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

ADDRESS: 702 S. 9th St. Grand Junction, CO

Laundry Facilities

PHONE: (303) 242-3548 434-9093  
RON BHOPE

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.

Erection of metal building, new bathroom, electrical, mechanical

Addition to Existing Business

FOR OFFICE USE ONLY

ZONE: I-2

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

SETBACKS: 45' TO CENTERLINE F 0 R 0

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: Existing

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: Existing

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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

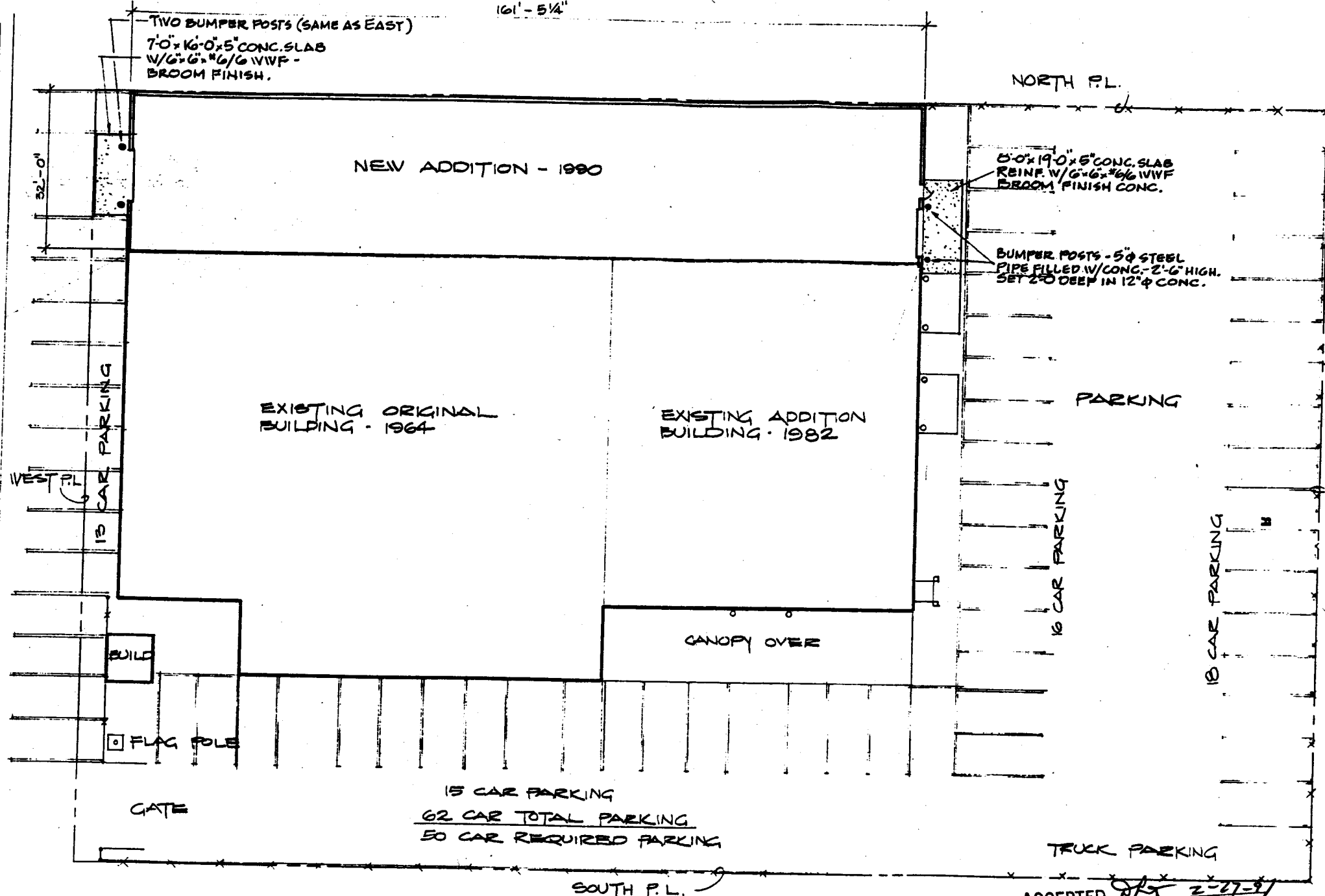
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: Feb. 27, 1991

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

ERIOR  
0" HIGH



TWO BUMPER POSTS (SAME AS EAST)  
 7'-0" x 16'-0" x 5" CONC. SLAB  
 W/6" x 6" x 6" WVF -  
 BROOM FINISH.

161' - 5 1/4"

NEW ADDITION - 1990

EXISTING ORIGINAL  
 BUILDING - 1964

EXISTING ADDITION  
 BUILDING - 1982

NORTH P.L.

6'-0" x 19'-0" x 5" CONC. SLAB  
 REIN. W/6" x 6" x 6" WVF  
 BROOM FINISH CONC.

BUMPER POSTS - 5" STEEL  
 PIPE FILLED W/CONC. - 2'-6" HIGH.  
 SET 2'-0" DEEP IN 12" x 4" CONC.

PARKING

13 CAR PARKING

16 CAR PARKING

16 CAR PARKING

CANOPY OVER

BUILD

FLAG POLE

GATE

15 CAR PARKING  
 62 CAR TOTAL PARKING  
 50 CAR REQUIRED PARKING

TRUCK PARKING

SOUTH P.L.

EAST P.L.

29TH ST.

ACCEPTED *2/27/91*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. FOR THE  
 RESPECTIVE  
 LOCAL  
 AND PROPERTY LINES