

DATE SUBMITTED: 5/3/91

PERMIT # 38508

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1440 9th Ave.

SQ. FT. OF BLDG: 6,400

SUBDIVISION: Replat Lot 3 Co-West Dev. PK

SQ. FT. OF LOT: 20,000

FILING # _____ BLK # _____ LOT # A(PK)

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2995-392-12-028

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Boise Cascade

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 40 Omega Realty 119 N. 1st Suite G

Commercial

PHONE: 245-7571

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.

Freight Company into existing building

FOR OFFICE USE ONLY

ZONE: _____

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

ECOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

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.

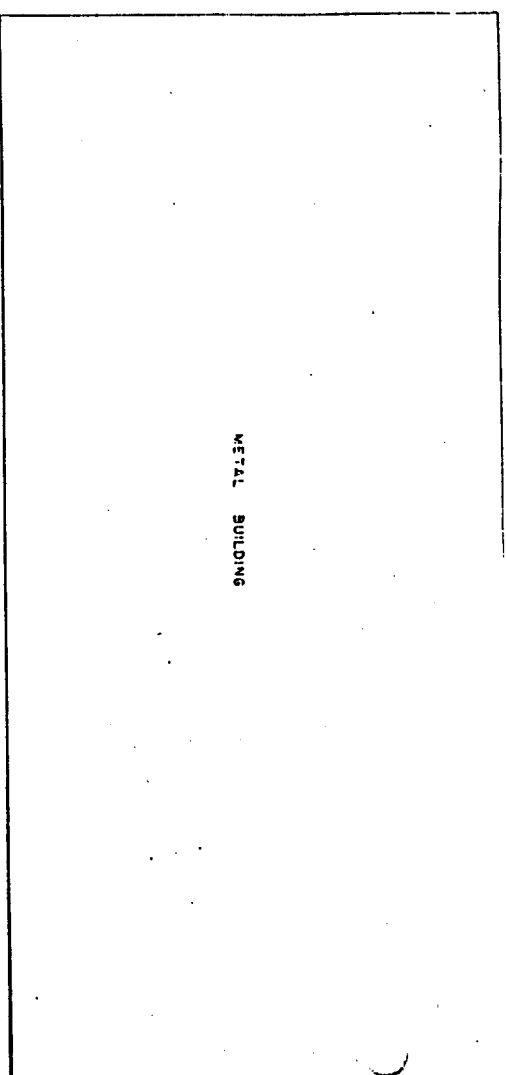
DATE APPROVED: 5/3/91

[Signature]
SIGNATURE

APPROVED BY: [Signature]

INTERIOR - NO CHANGE OF USE

RAILWAY EASEMENT



COVERED BAYS

N 89° 53' 22" E 183.03'

S 76° 04' 40" E 51.84'

N 89° 53' 22" E 700.00'

N 89° 53' 22" E 271.27'

S 67° 43' 40" E
CM = 112.85

S 69° 16' 15" E
CM = 21.00

N 99° 53' 22" E 523.87'

UTILITY EASEMENT

N 44° 53' 22" E
CM = 35.36

METAL BUILDING

FRAME BUILDING

365'

369'

160'

139.00'

UTILITY EASEMENT

387.00'

S N 00° 06' 38" W

15TH STREET

FOURTH AVENUE

615 S. 15TH STREET
ILC - REDUCTION

SCALE: 1" = 40'

