

DATE SUBMITTED: 3-27-91

PERMIT # 38311

FEE # 20⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 340 North Ave

SQ. FT. OF BLDG: 8787
~~9083~~ (Addition)

SUBDIVISION: _____

SQ. FT. OF LOT: 37,502

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: -0

TAX SCHEDULE NUMBER:
2945-113-19-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: John Emerson

USE OF ALL EXISTING BUILDINGS:
Wholesale Meat Co.

ADDRESS: 340 NORTH AVE.

PHONE: 242-1872

DESCRIPTION OF WORK AND INTENDED USE:
Addition of Freezer Units & Dry Storage

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: C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 55' ^{From Center line} S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 9

TRAFFIC ZONE: 34

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.)

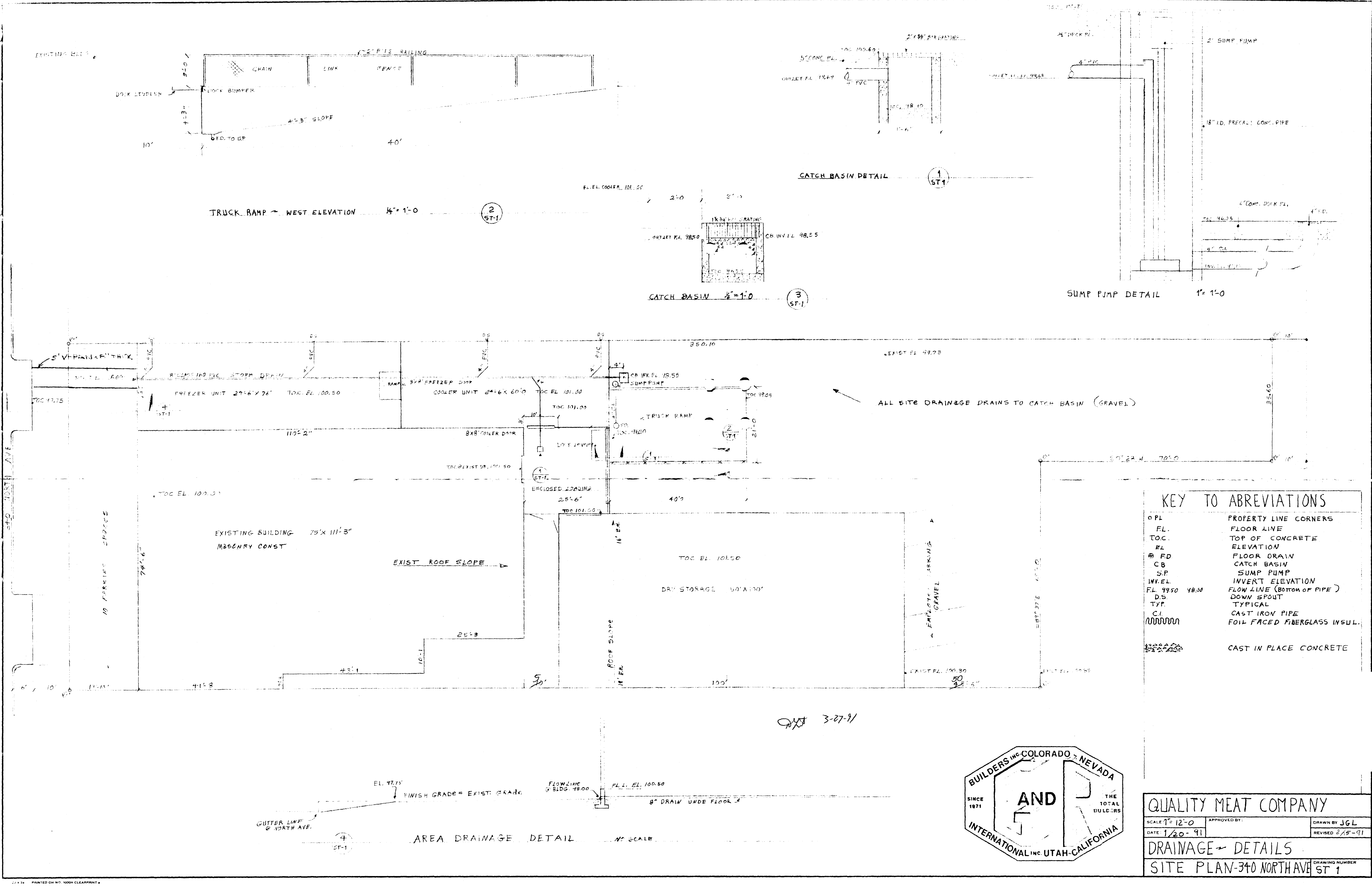
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3-27-91

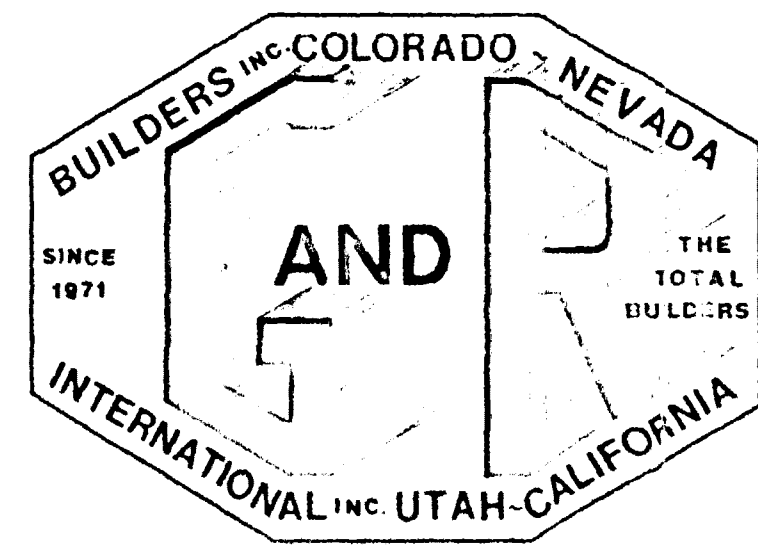
James H. Loggains
SIGNATURE

APPROVED BY: [Signature]
0/0 8/15/91 DT.



KEY TO ABBREVIATIONS

OPL	PROPERTY LINE CORNERS
FL	FLOOR LINE
TOC	TOP OF CONCRETE
EL	ELEVATION
FD	FLOOR DRAIN
CB	CATCH BASIN
S.P.	SUMP PUMP
INVE. EL.	INVERT ELEVATION
FL 98.50 Y8.0	FLOW LINE (BOTTOM OF PIPE)
DS	DOWN SPOUT
TYP.	TYPICAL
CI	CAST IRON PIPE
	FOIL FACED FIBERGLASS INSUL.
	CAST IN PLACE CONCRETE



QUALITY MEAT COMPANY

SCALE: 1/8" = 1'-0" APPROVED BY: DRAWN BY: JGL

DATE: 1/20-91 REVISED: 2/5-91

DRAINAGE DETAILS

SITE PLAN-340 NORTH AVE DRAWING NUMBER: ST 1

7/1/91 PRINTED ON 100% RECYCLED PAPER