

DATE SUBMITTED: 11/2/92

11/4/92

PERMIT NO. 43368 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 287 27 Rd

SQ. FT. OF BLDG: _____

SUBDIVISION Perkins

SQ. FT. OF LOT: 3.78 AC

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-261-03-945
008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Dixson Inc

USE OF EXISTING BUILDINGS:
Commercial

ADDRESS 287 27 Rd

DESCRIPTION OF WORK AND INTENDED USE:
Add Chemical Storage

TELEPHONE: 242-8863

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PB (Planned Business)

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 13 TRAFFIC ZONE: BO

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Angeline Barrett
Department Approval

[Signature]
Applicant Signature

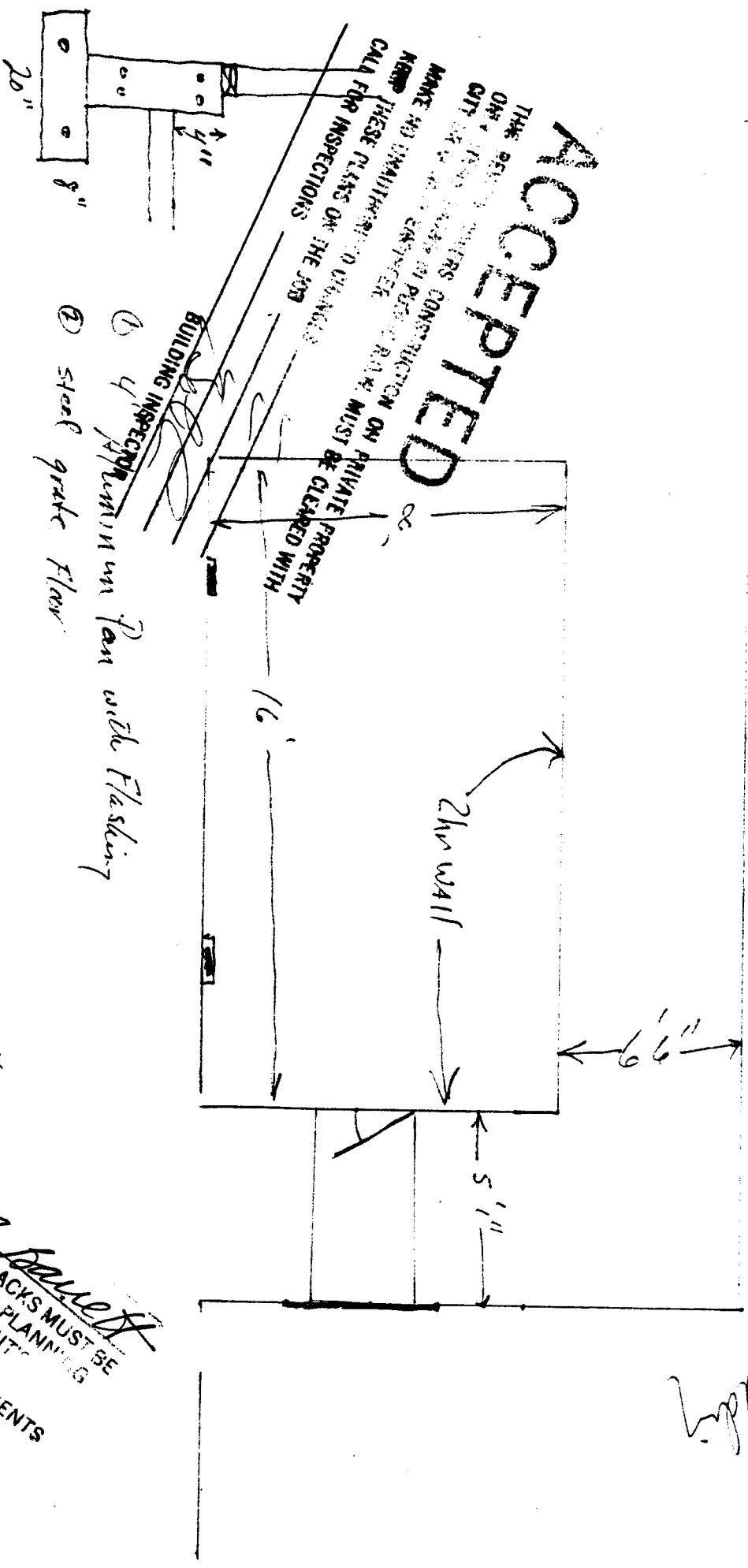
11/2/92
Date Approved

11/2/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED

THE APPLICANT'S CONSTRUCTION ON PRIVATE PROPERTY MUST BE CLEARED WITH THE CITY PLANNING DEPT. ENGINEER. MAKE NO UNAUTHORIZED CHANGES. CALL FOR INSPECTIONS ON THE JOB. KEEP THESE PLANS ON THE JOB.



- ① 4' aluminum in Pan with Flashing
- ② steel grade Floor

- ① 2x4 walls with 4 layers of 5/8 drywall on 2hr walls
- ② 2- explosion relief panels
- ③ explosion proof light fixture + fans in exchange
- ④ 1/2 in steel roof

existing building

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ENCUMBRANCES AND PROPERTY LINES.