

DATE SUBMITTED: 5/14/92

PERMIT NO. 42017 ✓

FEE \$ \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2571 Highway 6 & 50

SQ. FT. OF BLDG: addition 25'x72'  
Bldg 5600 sq ft

SUBDIVISION See Attached copy

SQ. FT. OF LOT: Two (2) acre

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

NO. OF FAMILY UNITS: 1/1

TAX SCHEDULE # 2945-151-00-095

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER David S. McDonald

USE OF EXISTING BUILDINGS: warehouse

ADDRESS 2571 U.S. Highway 6 & 50  
Grand Junction, CO 81505

TELEPHONE: (303) 245-0812

DESCRIPTION OF WORK AND INTENDED USE: Addition to Warehouse

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

### FOR OFFICE USE ONLY

ZONE C-1

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

SETBACKS: FRONT 55' Ch of R.O.W.

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

SIDE 0' REAR 0'

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT 40'

PARKING REQ'MT existing 17 spaces

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: plus motorcycle parking

existing 26'x160'  
(3) trees (and grass)

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.

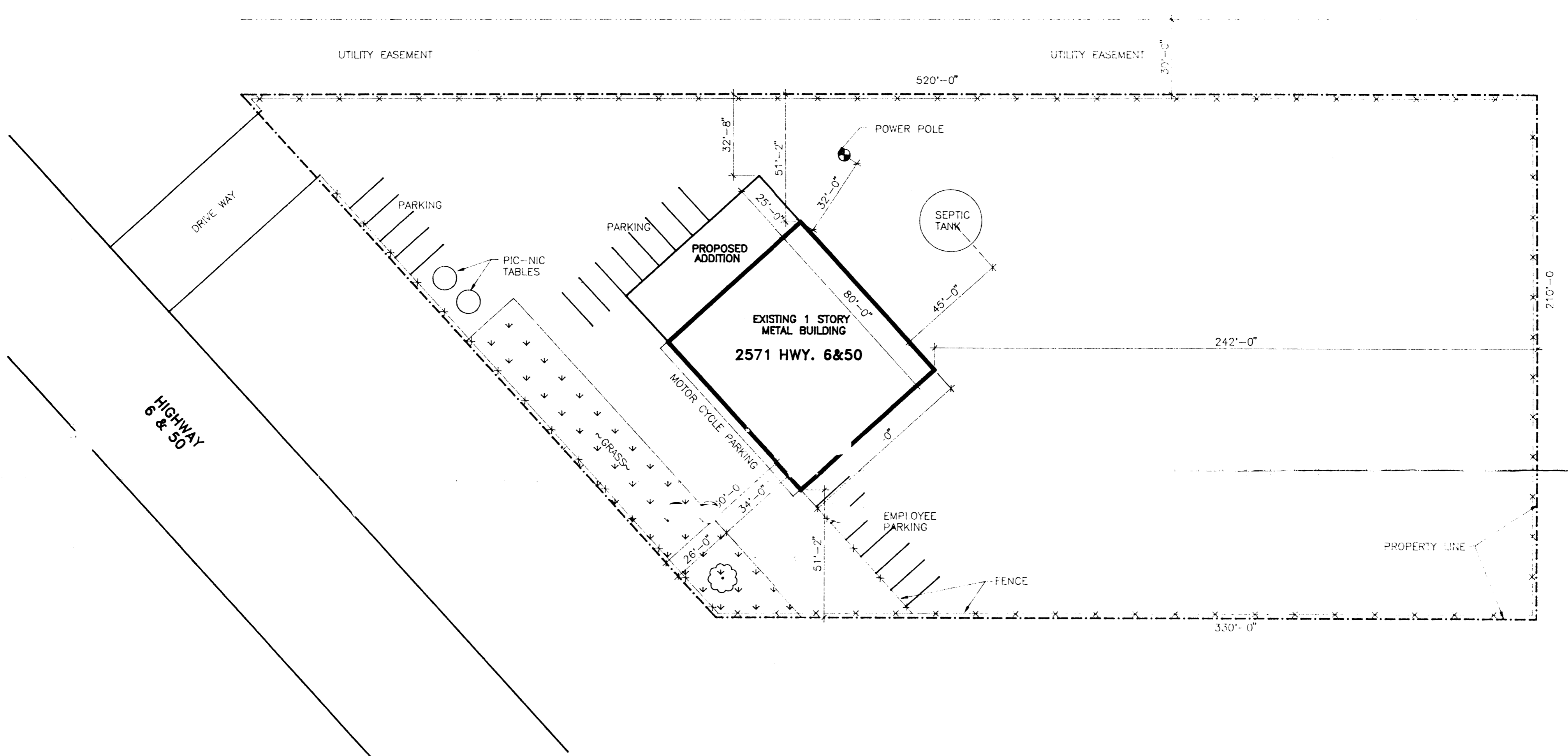
B. Paulson  
Department Approval

David S. McDonald  
Applicant Signature

5/14/92  
Date Approved

\_\_\_\_\_  
Date

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



# SITE PLAN

SCALE: 1" = 30'



<b>Mc DONALD HARLEY DAVIDSON</b>	
<b>2517 HIGHWAY 6 &amp; 50 GRAND JUNCTION COLORADO</b>	
<b>SHEET SP1</b>	