

DATE SUBMITTED: 2-31-92

PERMIT NO. 42477 ✓

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 484 Melody Lane

SQ. FT. OF BLDG: 30 X 60

SUBDIVISION SPAR

SQ. FT. OF LOT: 100 X 120

FILING # \_\_\_\_\_ BLK # 2 LOT # 324

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2943-181-04-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER JAMES E + Pamela Benson

USE OF EXISTING BUILDINGS: Light Commercial

ADDRESS 2585 H. Road

DESCRIPTION OF WORK AND INTENDED USE: Warehouse/Office

TELEPHONE: 241 5363

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

### FOR OFFICE USE ONLY

ZONE C2

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 25 ft

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 7 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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.

[Signature]  
Department Approval  
2/31/92  
Date Approved

[Signature]  
Applicant Signature  
2-31-92  
Date

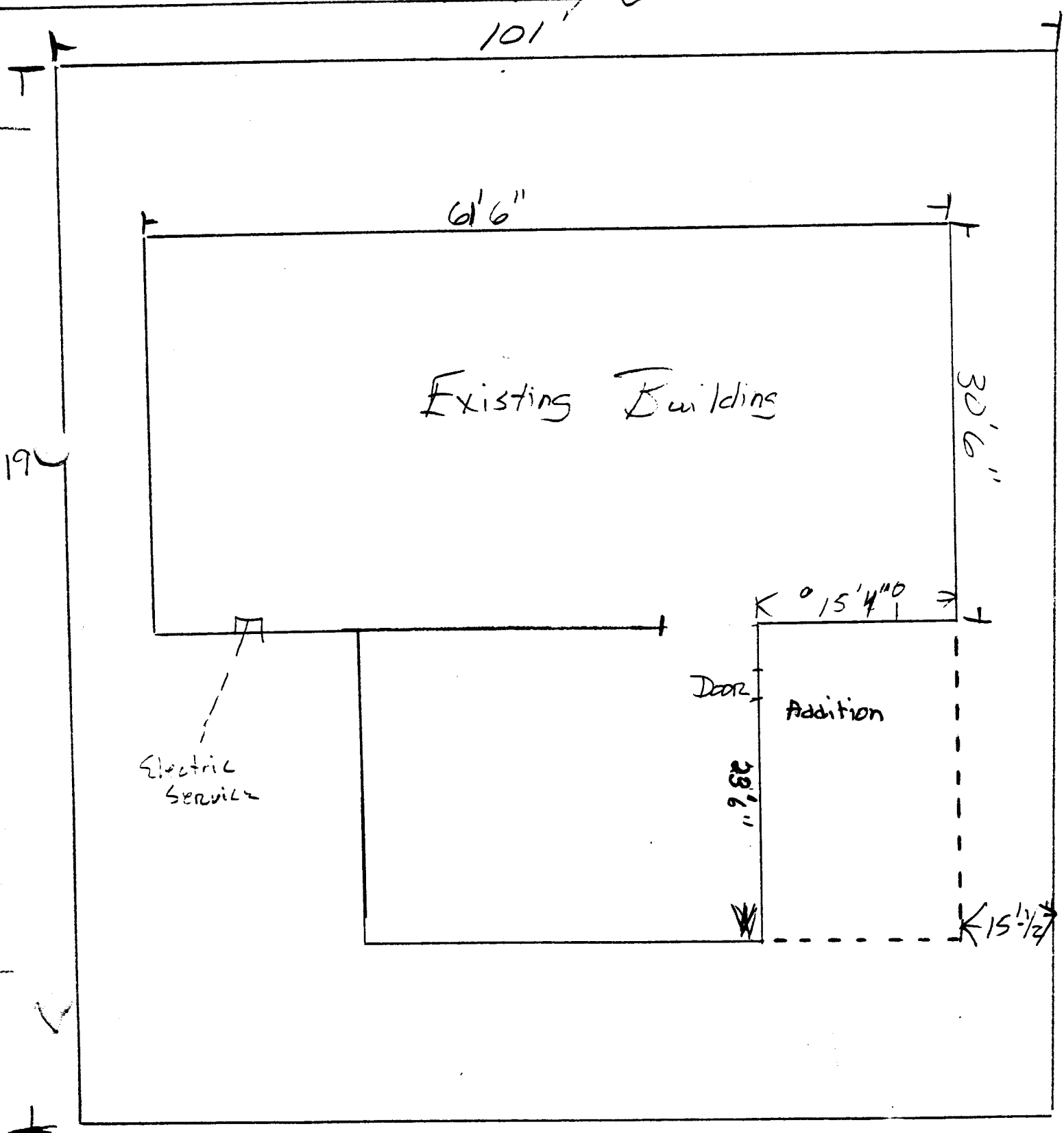
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED 7/31/92  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**Kleen Kut Service, Inc.**  
484 Melody Lane  
Grand Junction, Colorado 81501  
(303) 243-9847  
1-800-323-2168

Ed Benson  
OWNER

*Melody Lane*  
101'



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July 28 1992

We are planning to enclose an irregular corner of our warehouse building approximately 372 square feet.

The construction will be a monolithic concrete slab, consisting of a 4" fiber-mesh re-inforced slab with a thickened edge with two wraps of number 4 re-bar.

At this point we are planning to frame the walls with 2x6 on 16" centers although I am also soliciting bids from a metal building contractor, to match the existing structure. At present we are planning to leave the inside unfinished, but insulated. No plumbing or electrical. We may at a later date use part of this space for offices if the need arises.