

DATE SUBMITTED: 10/23/92

PERMIT NO. 43341

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 601 Mulberry

SQ. FT. OF BLDG: 3000

SUBDIVISION

SQ. FT. OF LOT: 13,300

FILING # BLK # LOT #

NO. OF FAMILY UNITS: Warehouse

TAX SCHEDULE # 2945-151-00-099

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

OWNER John W. Kallison

USE OF EXISTING BUILDINGS: retail

ADDRESS 205 Uencino Dr, G.T

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-3419

warehouse construction

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 5'

GEOLOGIC HAZARD: YES NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

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.

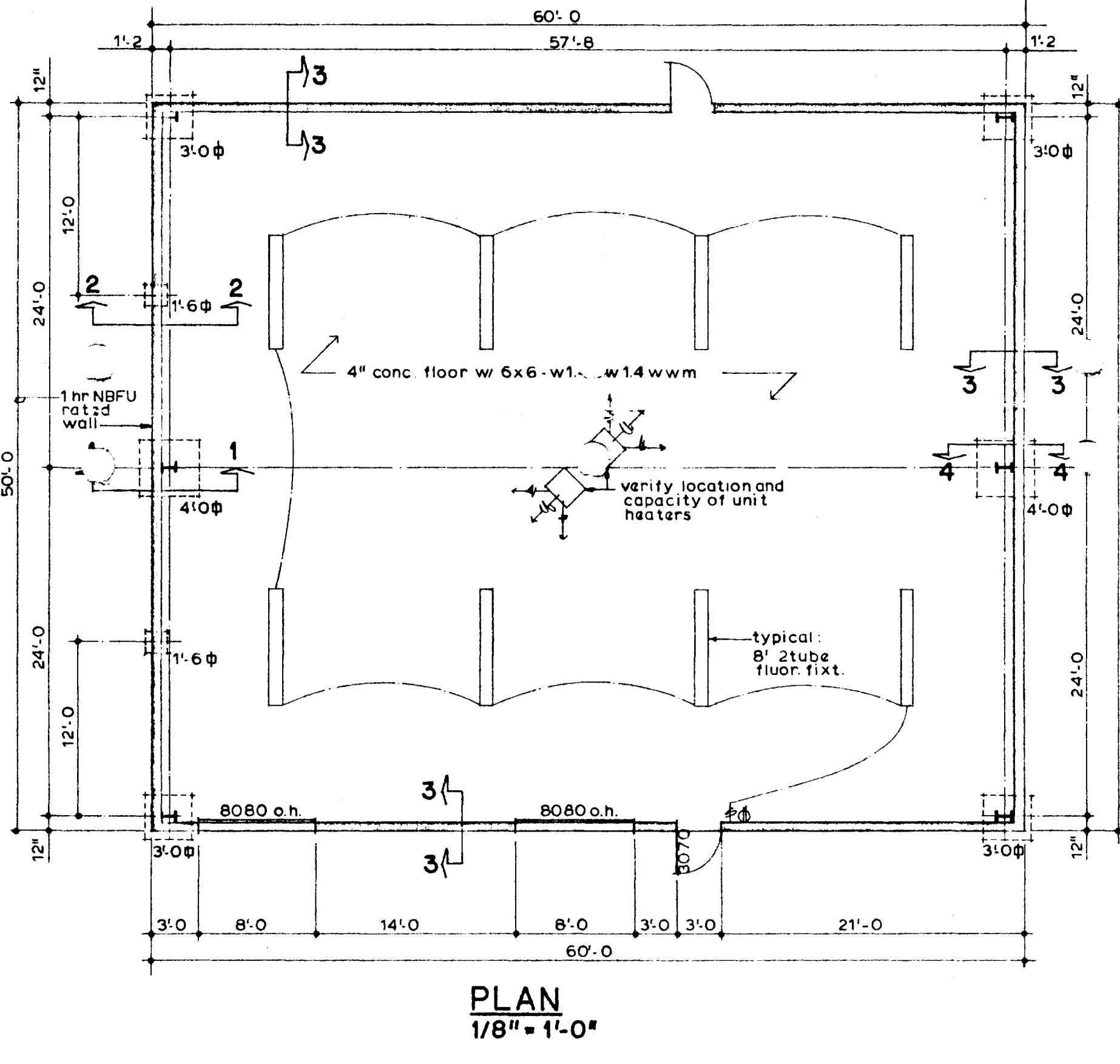
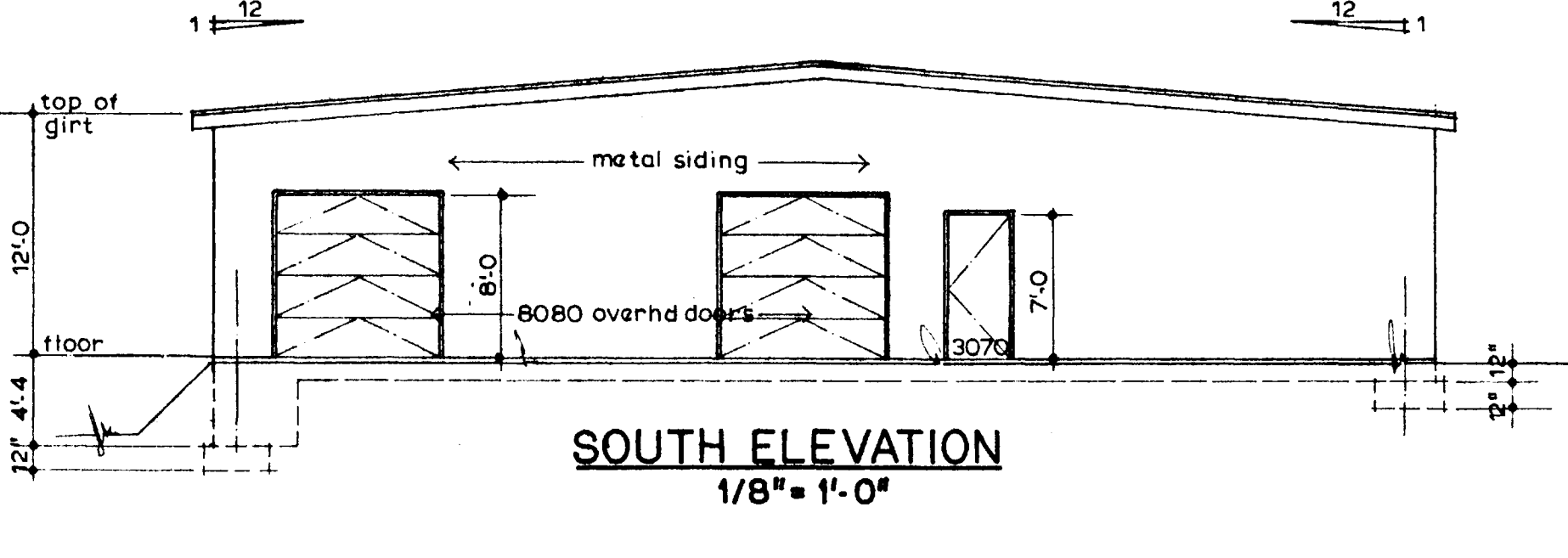
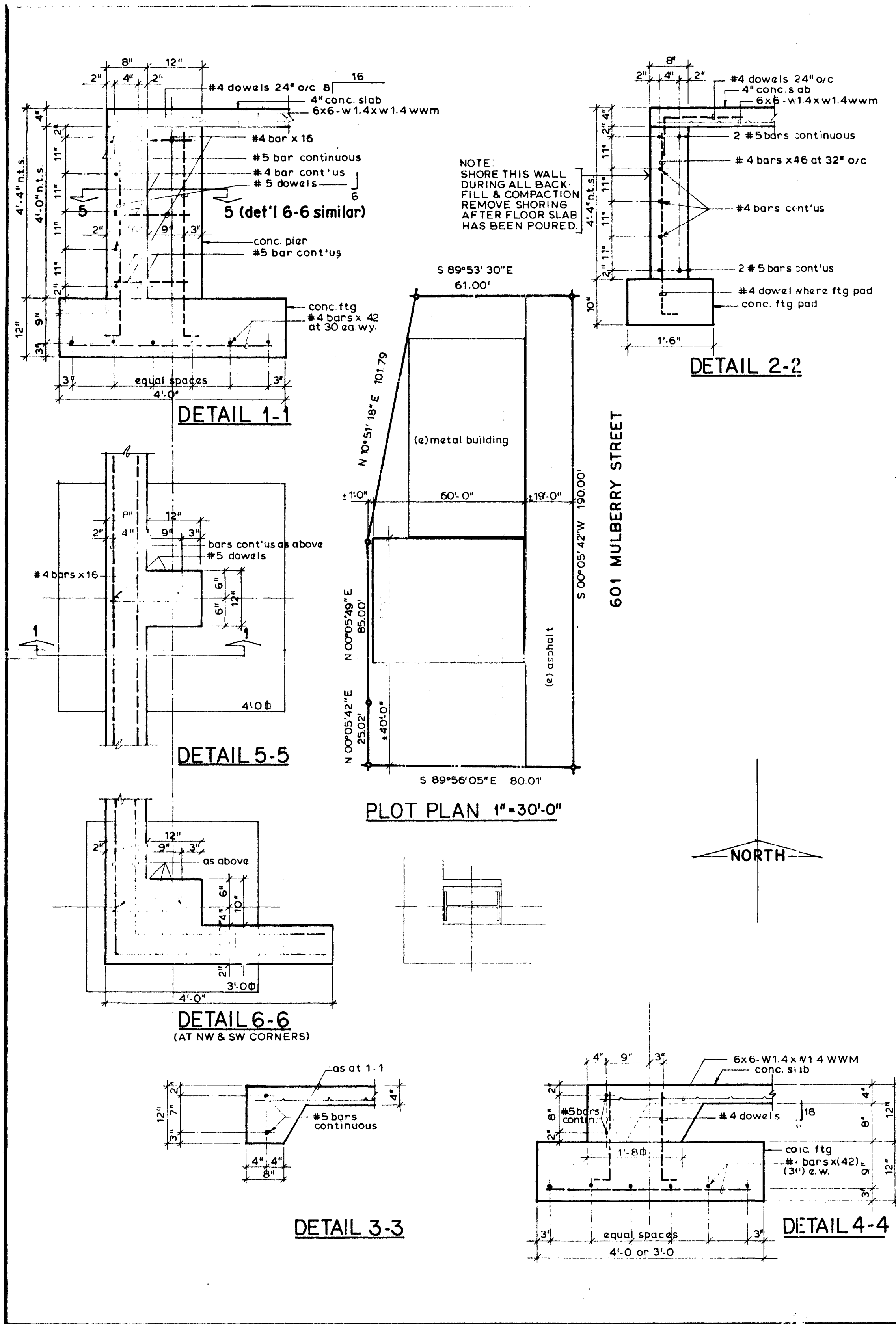
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
10/23/92
Date Approved

010 2/19/93

[Signature]
Applicant Signature
10-23-92
Date

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



BUILDING FOR 'KITCHEN CONCEPTS' 601 MULBERRY ST GRAND JCT. COLORADO ALCO BUILDING CO. 242-1423 date: 10/1/71 drawn: J.S. checked: J.S.		sheet 1 of 1
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