

DATE SUBMITTED: 5/12/93

PERMIT NO. 44917  
FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2308 Interstate Ave. SQ. FT. OF BLDG:                     

SUBDIVISION INTERSTATE COMMERCIAL PARK SQ. FT. OF LOT:                     

FILING #            BLK # 1 LOT # 4 NO. OF FAMILY UNITS:                     

TAX SCHEDULE # 2701-323-02-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER James R + Janet L. Loggains USE OF EXISTING BUILDINGS:                     

ADDRESS 2712 B Road vacant

TELEPHONE: 242-3190 DESCRIPTION OF WORK AND INTENDED USE: Loading dock

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

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FOR OFFICE USE ONLY

ZONE I-1 FLOODPLAIN: DESIGNATED YES                      NO X

SETBACKS: FRONT 0 GEOLOGIC HAZARD: YES                      NO                     

SIDE 0 REAR 0 CENSUS TRACT: 9 TRAFFIC ZONE: 6

MAXIMUM HEIGHT                      PARKING REQ'MT                     

LANDSCAPING/SCREENING REQUIRED:                      SPECIAL CONDITIONS:                     

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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  
5/12/93  
Date Approved

[Signature]  
Applicant Signature  
5-12-93  
Date

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

A

30'-0"

6" CONC. SLAB

SLOPES

40'-0"

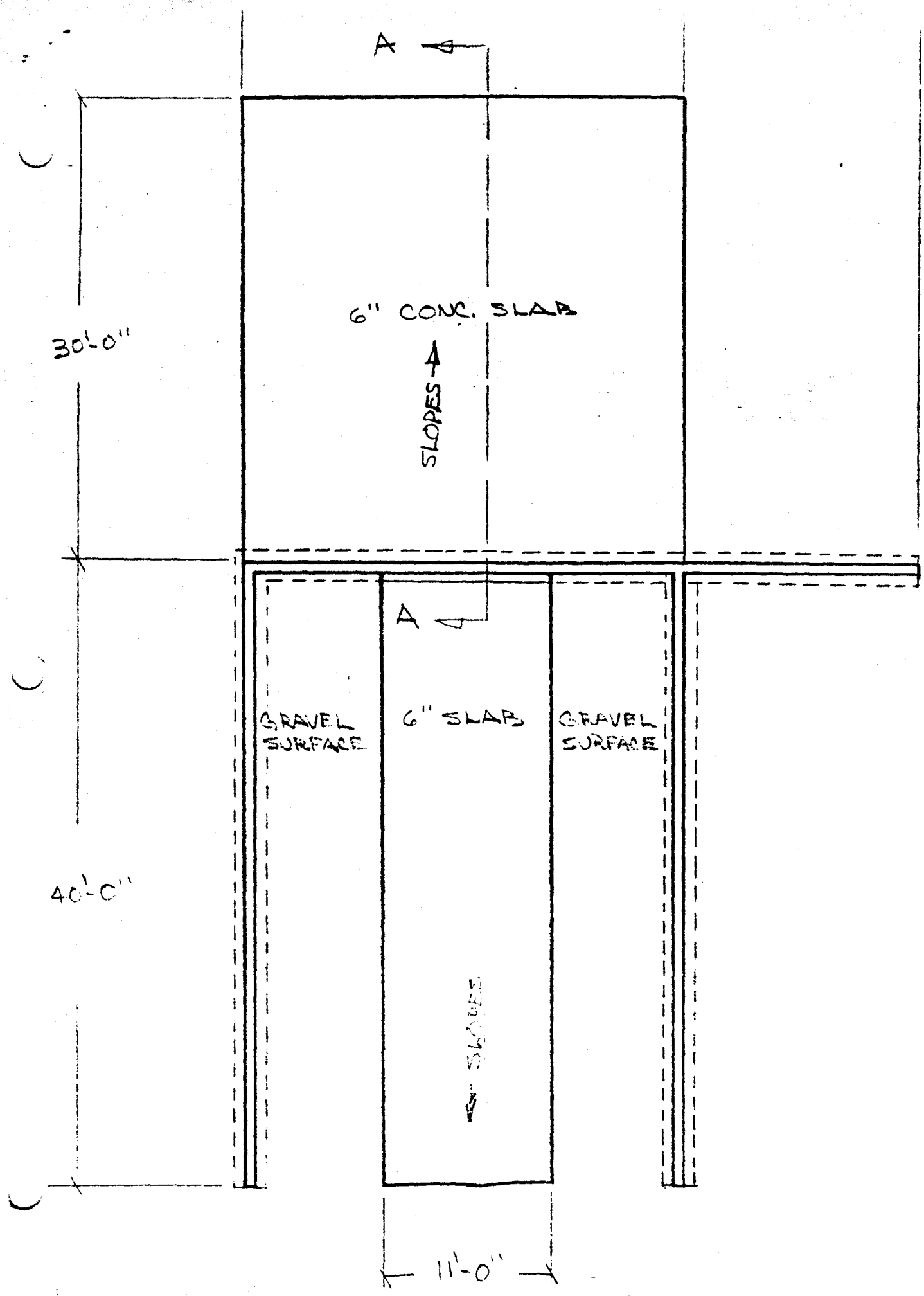
GRAVEL SURFACE

6" SLAB

GRAVEL SURFACE

SLOPES

11'-0"



DRAINAGE TO SOUTH

369.95'

366.15'

LOADING DOCK

21'

40'

10' UTILITY BASEMENT

26.57' CHORD

104.21'

6' CHAIN LINK

30' GATE

6' CHAIN LINK

