

DATE SUBMITTED 9-10-93

Original
Do NOT Remove
From Office

BUILDING PERMIT NO. 46398
FEE \$ 2298⁰⁰ + \$195⁰⁰ Rec'd # 14630/14631

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

109 93

BLDG ADDRESS 1103 WINTERS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8108

SUBDIVISION LOT 3 S&J SUBDIVISION SQ. FT. OF EXISTING BLDG(S) -0-

FILING _____ BLK _____ LOT 3 NO. OF FAMILY UNITS -0-

TAX SCHEDULE NO. 2945- NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER DICK SPARKMAN USE OF EXISTING BLDGS -0-

ADDRESS 945 NORTH AVE DESCRIPTION OF WORK AND INTENDED USE: OFFICE WAREHOUSE

TELEPHONE 243-0646

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE INDUSTRIAL DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 0' from property line or 25' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____

Side 0' from property line CENSUS TRACT 8 TRAFFIC ZONE 44

Rear 0' from property line Parking Req'mt 1 per each employee on largest shift plus spaces for Company Vehicles

Maximum Height 65' File Number 109-93

Maximum coverage of lot by structures NA Special Conditions: Landscaping must be installed prior to issuance of C.O. (SEE File)

Landscaping/Screening Req'd 75% of the FIRST 5 feet of Frontage

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval [Signature] Applicant Signature [Signature]

Date Approved 9-27-93 Date 9-28-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

N 89°46'55" E 130.92' m/L

ACCEPTED ~~7/1~~ 9-28-93
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT BEFORE ANY
RECONSTRUCTION OF THE BUILDING
LOCATED AND EASEMENT EASEMENTS
AND PROPERTY LINES.

9 SPACES 10' x 120'

±179'-0"

N 00°13'05"W 294.05' m/L

S 00°13'05"W 294.05' m/L

20'-0"

90'-0"

±21'-0"

top of girt

16'-0"

floor

slope
dn

BUILDING

slope
dn

gravel

gravel

90'-0"

25'-0"

SEE AT LEFT

asphalt
paving

585.12'
to 12th st.

S 89°46'55" W 130.92' m/L

10' util.
esmt

10' ESMT

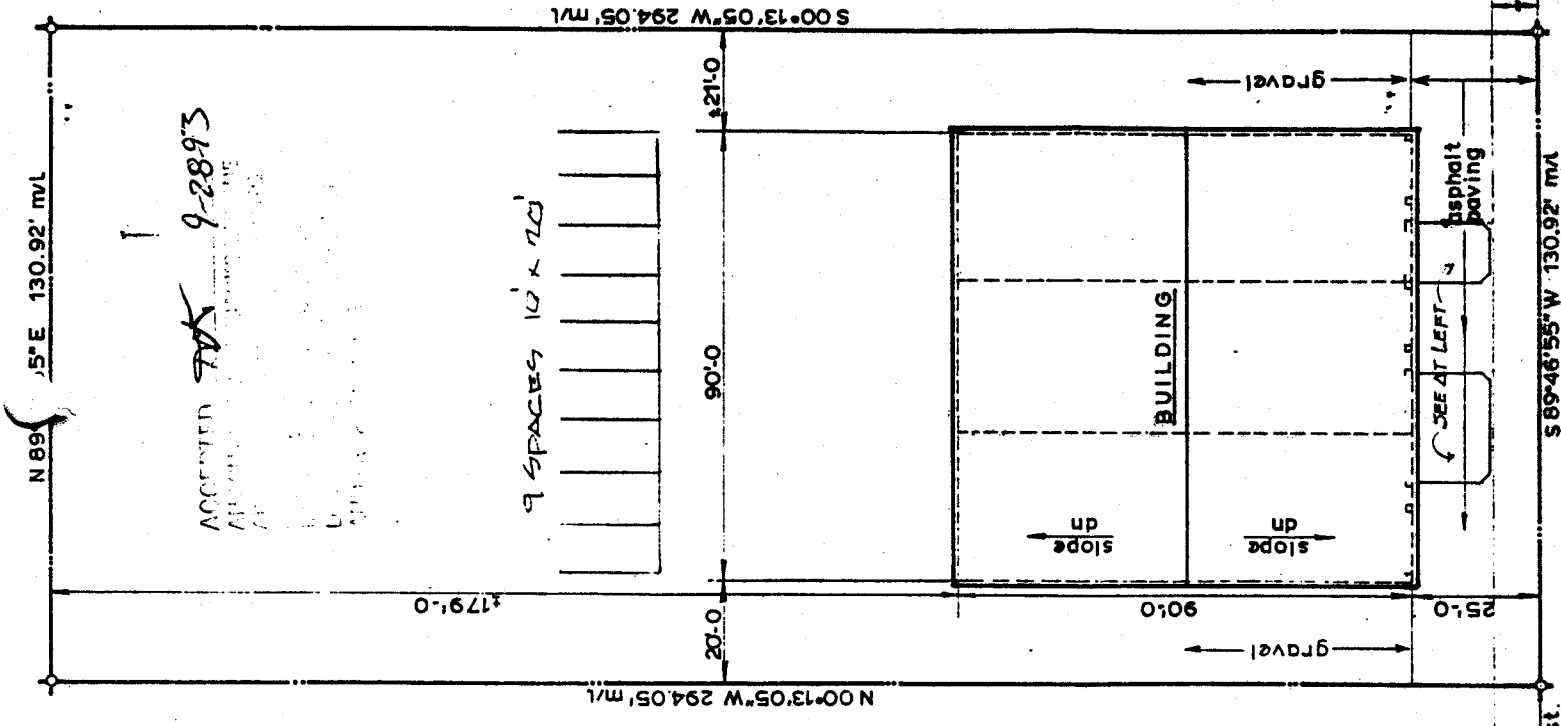
WINTERS AVENUE

NORTH

PLOT PLAN 1" = 30'-0"

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT.

SEP 28 1993



ACCEPTED *SA* 9-28-93
 ALL RIGHTS RESERVED
 THE
 ENGINEER

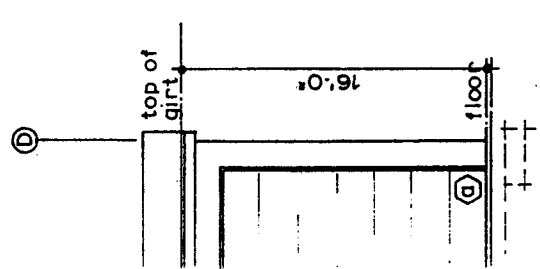
9 SPACES 10' x 10'

BUILDING

SEE AT LEFT

asphalt paving

10' util. easmt



585.12' to 12th st.

10' easmt

Winters Ave