

DATE SUBMITTED 6/30/94

BUILDING PERMIT NO. addition 49428 foundation only 49336

Original  
Do NOT Remove  
From Office

FEE \$ 155.00 pd w/site Plan Review

# PLANNING CLEARANCE #71 94

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

BLDG ADDRESS 727 23 ROAD

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,000

SUBDIVISION ELWIN GJ INDUSTRIAL PARK

SQ. FT. OF EXISTING BLDG(S) 10,000

FILING        BLK        LOT 1

NO. OF FAMILY UNITS       

TAX SCHEDULE NO. 270L 314 00 217  
02 008

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ONE

OWNER WAYNE G. ELWYN

USE OF EXISTING BLDGS LIGHT MANUFACTURING

17801 FALKIRK LANE

ADDRESS HUNTINGTON BEACH, CA 92649

DESCRIPTION OF WORK AND INTENDED USE:  
ADDITION TO WAREHOUSE under 20 employees

TELEPHONE 243-4642 (STEVE MCCALLUM)

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

ZONE I-1

DESIGNATED FLOODPLAIN: YES        NO   /  

SETBACKS: Front        from property line or 25 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES        NO   /  

Side N/A from property line

CENSUS TRACT        TRAFFIC ZONE       

Rear N/A from property line

Parking Req'mt Per plan

Maximum Height 65

File Number 71-94

Maximum coverage of lot by structures       

Special Conditions: landscaping in per plan prior to CO. or Impr. Agr/Guar will be required.

Landscaping/Screening Req'd Per plan

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 6/30/94

Date 7/8/94 at this time no add'l P/F

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Millie Fowler

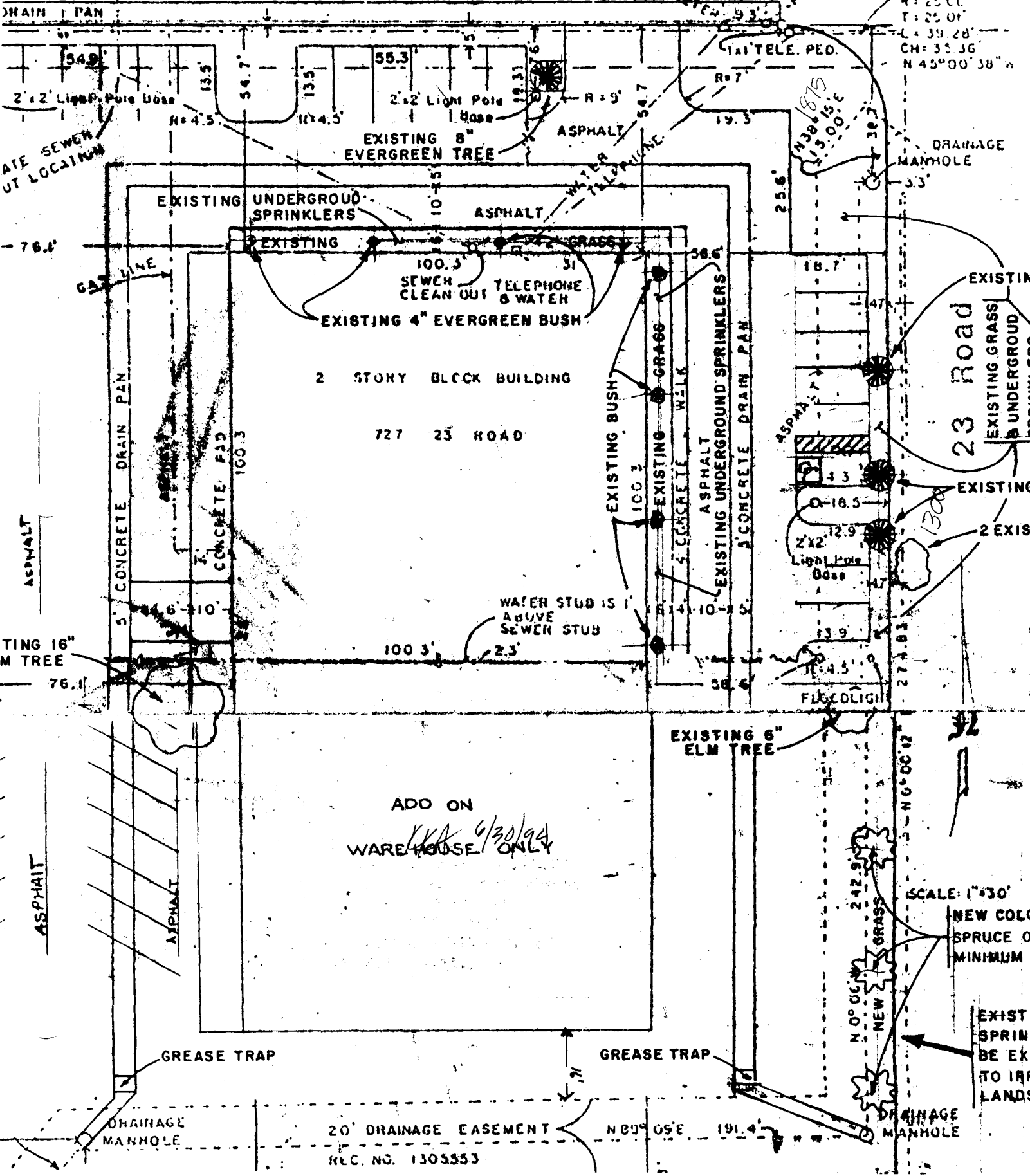
750

MANHOLE  
SANITARY SEWER LINE

# Logos Court

S 89° 58' 51" W 209.99'

WATER TEE  
WATER VALVE & 1/2" DIA  
OF HYDRANT  
FINE HYDRANT  
TELEPHONE LINES



T: 25.00'  
L: 39.28'  
CH: 35.36'  
N 45° 00' 30" E

23 Road

ADD ON  
WAREHOUSE ONLY  
*6/30/94*

SCALE: 1"=30'  
NEW COLOR  
SPRUCE OF  
MINIMUM C

EXISTING  
SPRINK  
BE EXT  
TO IRR  
LANDS

20' DRAINAGE EASEMENT  
REC. NO. 1305553