

DATE SUBMITTED 6/13/94

BUILDING PERMIT NO. _____

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FEE \$ 110 pd receipt #1244

PLANNING CLEARANCE

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

BLDG ADDRESS 2060 E. Main

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

SUBDIVISION N/A

SQ. FT. OF EXISTING BLDG(S) 6000

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2945-134-00-012

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER JOHN MARTIN

USE OF EXISTING BLDGS SALES/WAREHOUSE

ADDRESS 2060 MAIN

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE 242-9495

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or 55' from center of ROW, whichever is greater
25' → 21st St I-70B
Side 0 from property line

GEOLOGIC HAZARD: YES _____ NO

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 0 from property line

Parking Req'mt 12 stalls

Maximum Height 16'-6"

File Number 94-94

Maximum coverage of lot by structures _____

Special Conditions: landscaping & curb cut to be in place prior to C.O. If not, improvements/agreement/guarantee required

Landscaping/Screening Req'd YES

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 6/13/94

Date 5/19/94

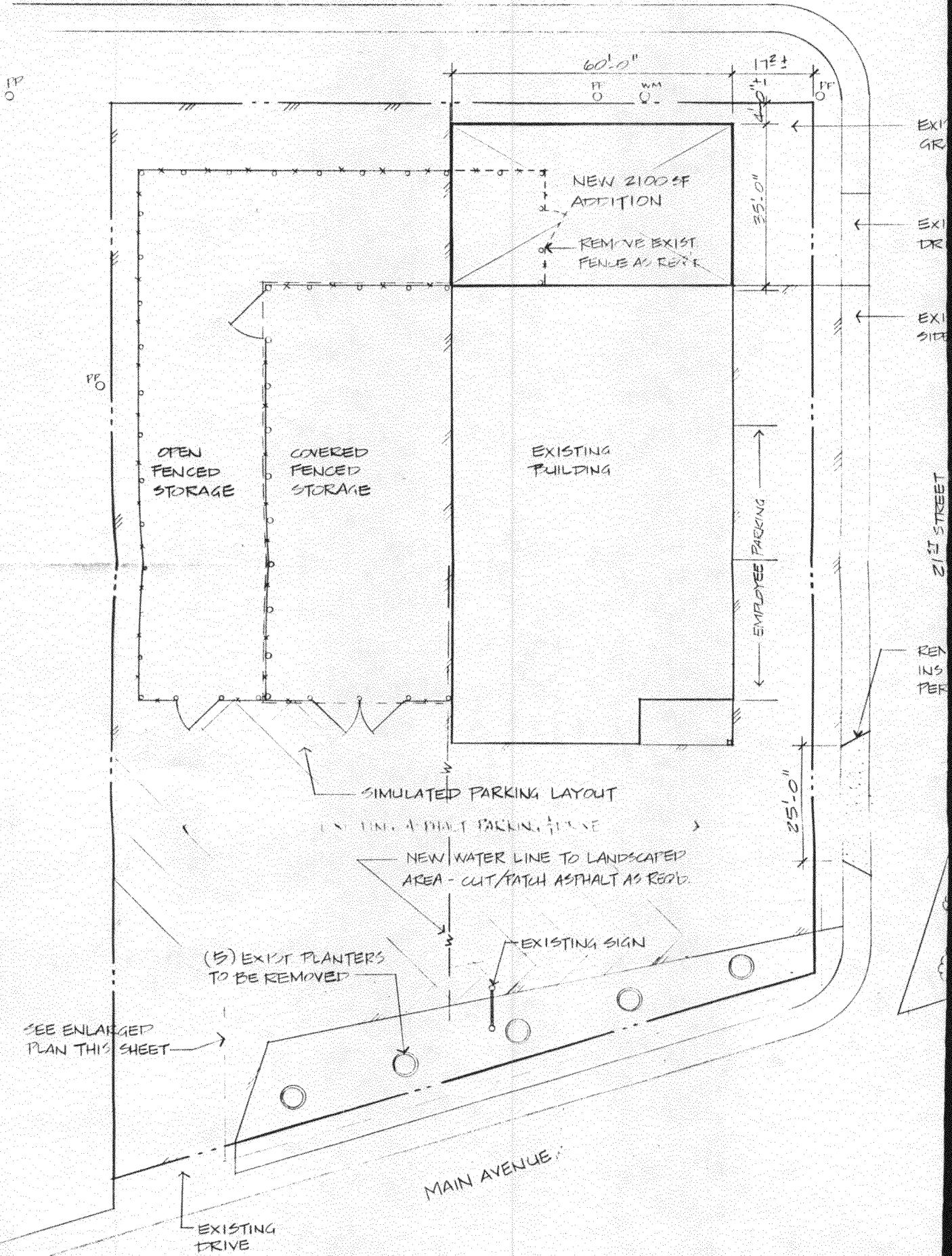
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

RODD AVENUE



MAIN AVENUE

21ST STREET

NORTH
 1" = 20'-0"

SITE PLAN

SEE ENLARGED PLAN THIS SHEET

EXISTING DRIVE

(5) EXIST PLANTERS TO BE REMOVED

NEW WATER LINE TO LANDSCAPED AREA - CUT/PATCH ASPHALT AS REQ.

SIMULATED PARKING LAYOUT

EXISTING ASPHALT PARKING, PATCH

EXISTING SIGN

EMPLOYEE PARKING

EXISTING BUILDING

COVERED FENCED STORAGE

OPEN FENCED STORAGE

NEW 2100 SF ADDITION

REMOVE EXIST FENCE AS REQ.

EXIST GR

EXIST DR

EXIST SITE

REN INS PER