

FEE \$ <u>PD w/ COU</u>
TCP \$ <u>NA</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>NA?</u>
FILE # <u>COU 96-4,14</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 711 So. 6th TAX SCHEDULE NO. 2945-232-07010
 SUBDIVISION D4R6W-RR Filing 6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000*
 FILING 6 BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) 20,000
 (1) OWNER Lewco Iron & Metal Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 711 So 6th NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 245-0511 USE OF ALL EXISTING BLDGS Scrap Yard.
 (2) APPLICANT Lew Ironman DESCRIPTION OF WORK & INTENDED USE: Living
 (2) ADDRESS 711 So. 6th Quarters.
 (2) TELEPHONE 245-0511

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 Landscaping / Screening Required: YES _____ NO X
 SETBACKS: Front _____ from Property Line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. _____ T.ZONE _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

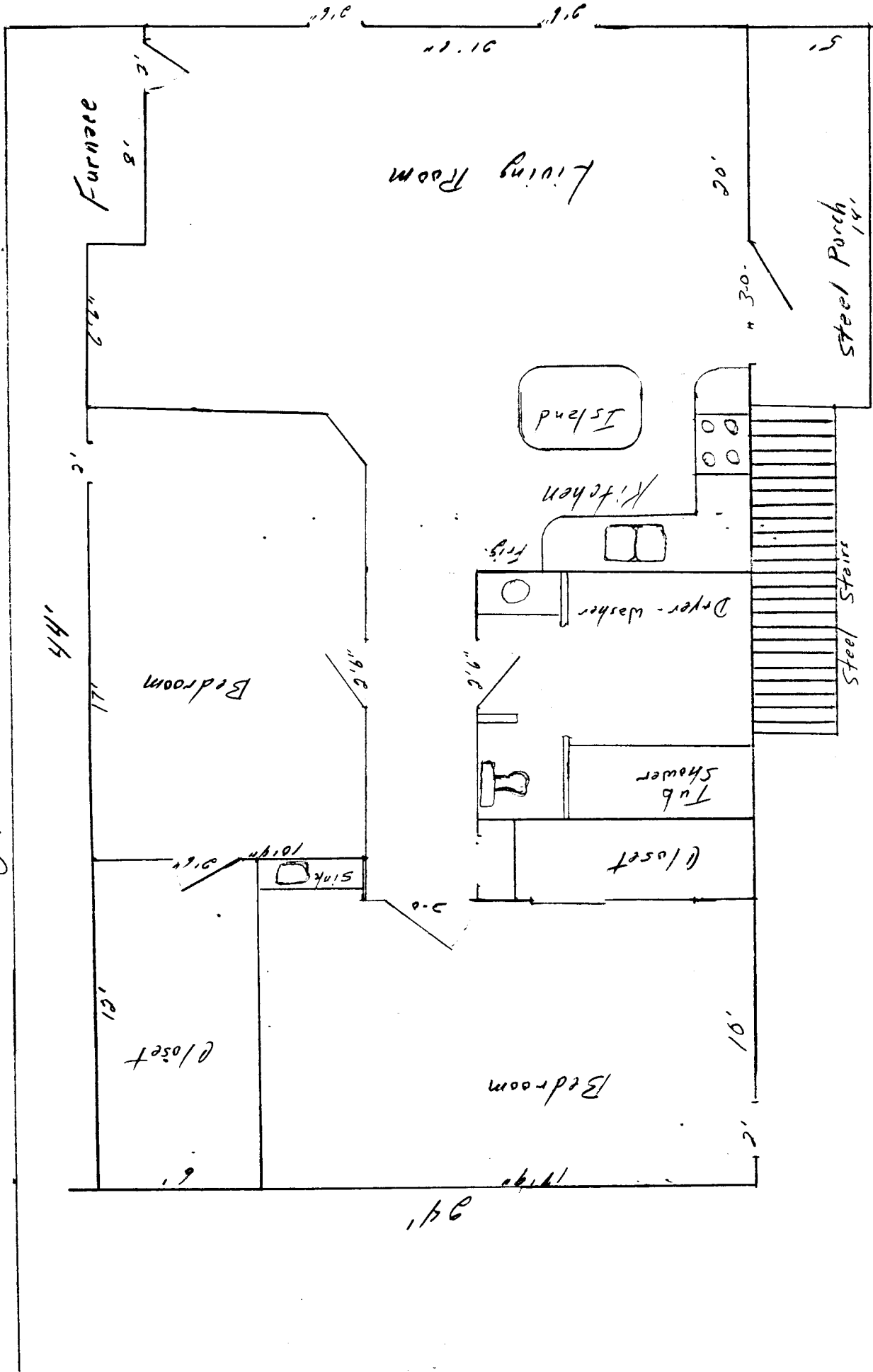
Applicant's Signature Lew Ironman Date 3-29-96
 Department Approval Tristed [Signature] Date 4/18/96
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Soule Date 5-22-96

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

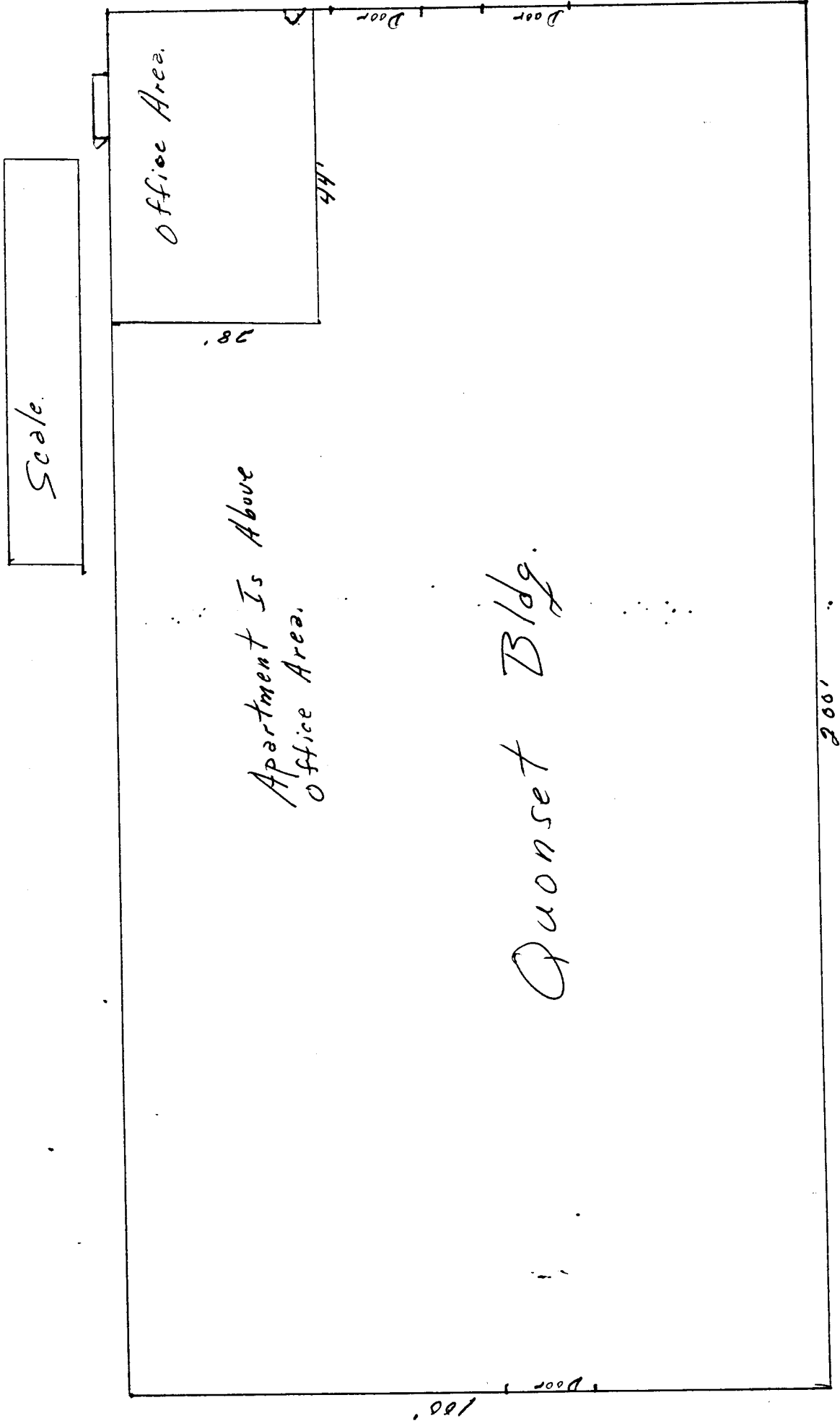
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

East

North
Outside Wall of Guest Bldg.



Lewco Iron & Metals, Inc.
711 So. 6th St.
Grand Junction, CO 81501



Trk. 408' long
T.C. #17972 Bill of Sale
for track

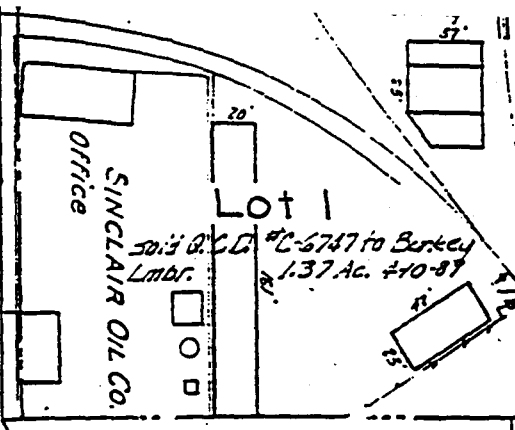
#2695 A
U.C. Cable

Trustee
Sold to
8-19-194

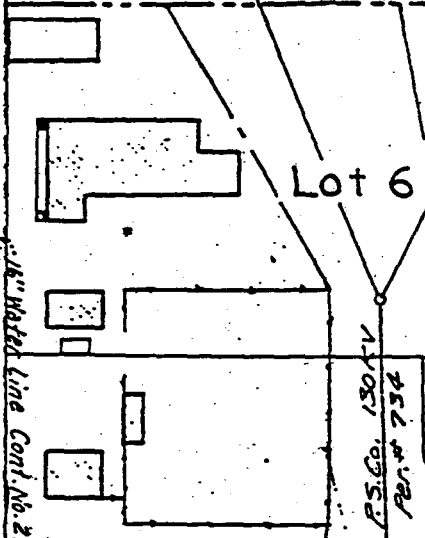
© CURVE DATA
R=50.00'
Δ=56°19'09"
CH=N77°42'42"E
47.19'
ARC=49.15'

FILING SIX

6TH ST. COU



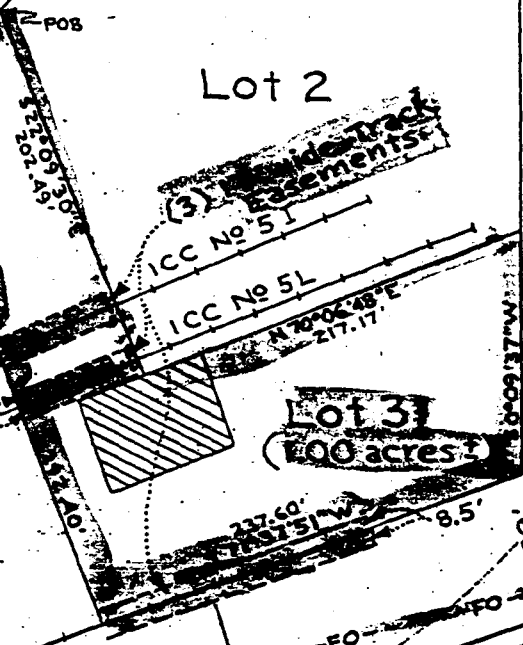
Lot 1
Subd. O.C.D. #C-5747 to Berkeley
Lmbr. 1.37 Ac. 4-10-87



Lot 6



Lot 4



Lot 2

Lot 3
100 acres

5TH STREET
VIADUCT

Water line Cont. No. 20046

7101 Signals
P.S.C. 5.90'

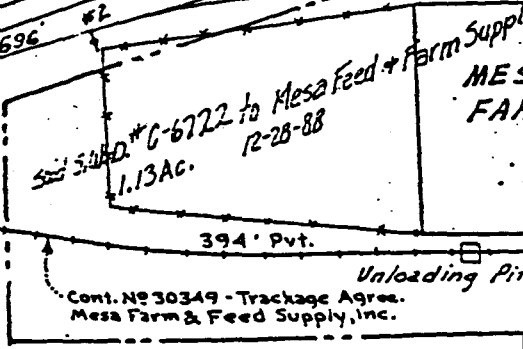
Lot 5
7x24
S=4.40'

5173 Dmorf Sig
4491A

ICC No 5M
TELECOM FIBER OPTIC

MAIN TRACK

ICC No. 2-248'



Subd. #C-6722 to Mesa Feed & Farm Supply
1.13AC. 12-28-88

Cont. No 30349 - Trackage Agree.
Mesa Farm & Feed Supply, Inc.

Pl. Deed #4
C. Ch. of St. 1
10-3-193

Power
No. 734

ICC No 76
125'

Agr. #4710 (Cont. No 1325
APP. MP449 U.G. Power
Par. No 753 Public Serv. Co

402' Pvt. Trk.