

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

4

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 2355 BELFORD AVE.
SUBDIVISION: TELLER ARMS
FILING # - BLK # 1 LOT # 2+3
TAX SCHEDULE NUMBER:
2945-131-03-002

SQ FT OF BLDG: 6693
SQ FT OF LOT: 20,450
NUMBER OF FAMILY UNITS: -
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
2

PROPERTY OWNER: RUFUS M. JONES
ADDRESS: 146 VISTA GRANDE
PHONE: 242-7303; 244-0584-PAGER
DESCRIPTION OF WORK AND INTENDED USE:

USE OF ALL EXISTING BUILDINGS:
CONVENIENCE STORE + LIQUOR STORE

SELF SERVICE GASOLINE ISLAND WITH 4 HOSES + 2 6,000 GAL. UNDERGROUND TANKS

FOR OFFICE USE ONLY

ZONE: B3
SETBACKS: F 2/95 ES 0' R 0'
RIGHT OF WAY: collectors
MAXIMUM HEIGHT: 105'
PARKING SPACES REQUIRED: existing
LANDSCAPING/SCREENING: as per landscape plan

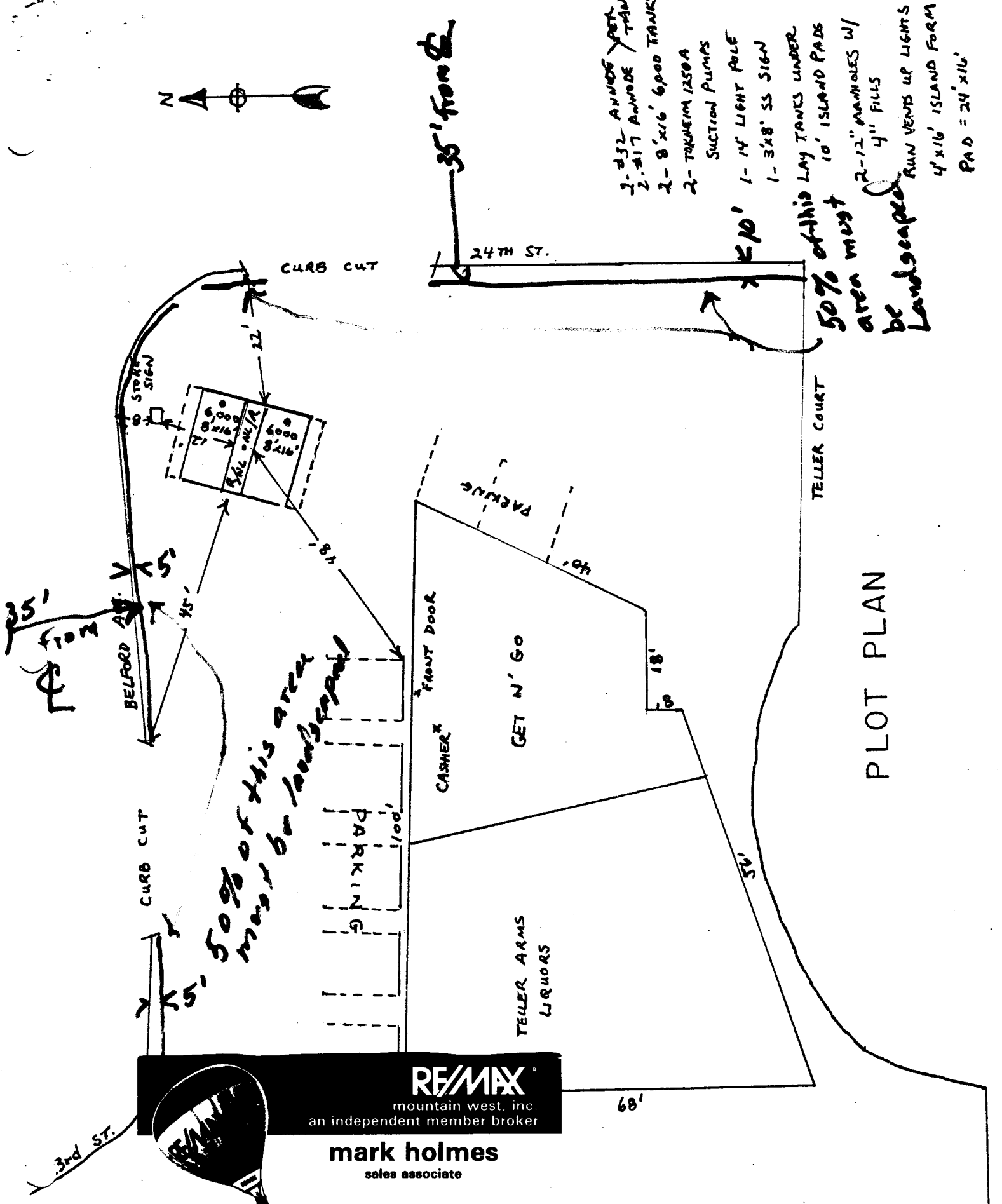
FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 6
SPECIAL CONDITIONS: Landscaping To be installed by May 15, 1983.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

Robert L. Stearns
SIGNATURE

DATE APPROVED: 7-6-83
APPROVED BY: Dene (K.M.)



RE/MAX
mountain west, inc.
an independent member broker

mark holmes
sales associate

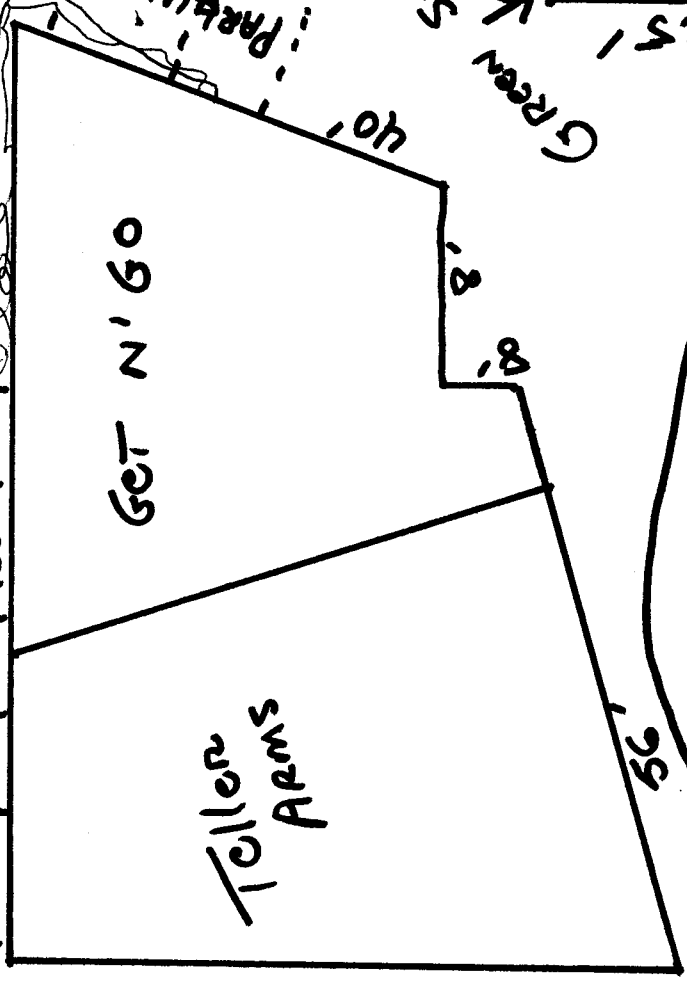
grand junction office
915 north 7th street
grand junction, colorado 81501

office: (303) 245-9510
home: (303) 434-5339

← 111' MINUS 32' FOR CURB CUT →

← 32' →
CURB CUT

PARKING



GET N' GO

Teller Arms

60'

40'

8'

56'

Green Space

3 SHRUBS
1 TREE

Dump

Picnic Table

35'

install by May 15, 2011

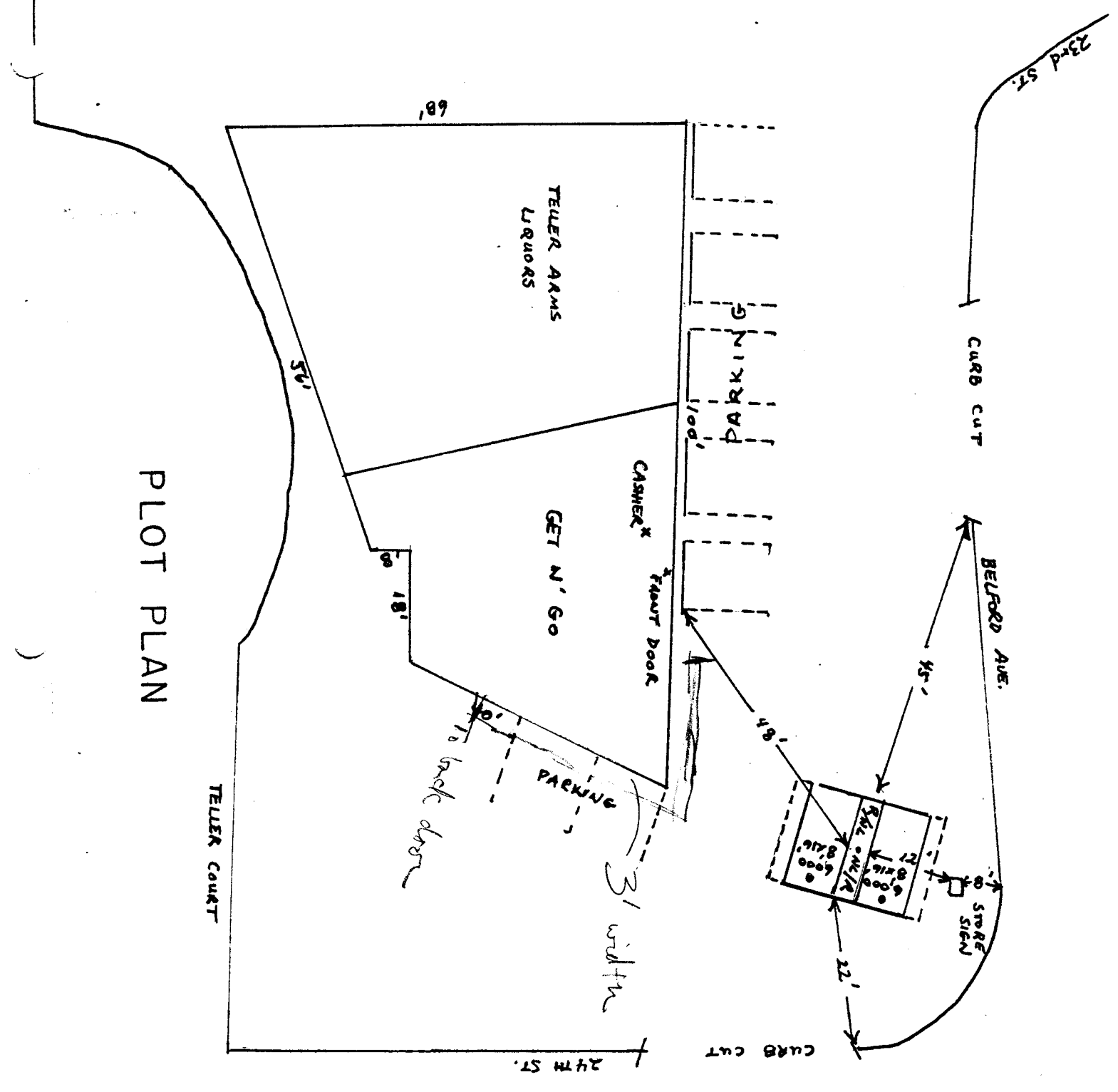
PLAN May 15, 2011

LANDSCAPING FOR GET N' GO BUILDING PERMIT

96' MINUS 32' FOR CURB CUT

81'

← 32' →
CURB CUT



PLOT PLAN



- 2- 232 RUMBLE PANE
- 2- 217 RUMBLE
- 2- 8'x16' 6000 TRANKS
- 2- TAKUMI 1250A
- Suction Pumps
- 1- 14' LIGHT POLE
- 1- 3x8' SS SIGN
- LAY TRANKS UNDER
- 10' ISLAND PADS
- 2- 12" ANCHORS w/ 4" FILLS
- RUN VENTS UP LIGHTS
- 4'x16' ISLAND FORM
- PAD = 74'x16'