

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

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

BLDG ADDRESS: 107 GRAND AVE

SQ FT OF BLDG: 2400

SUBDIVISION: _____

SQ FT OF LOT: 19,200

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: - 0 -

TAX SCHEDULE NUMBER: 2945-143-01-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

~~2945-143-01-012-6 AND 2945-143-01-013-6~~

PROPERTY OWNER: R.L. LIPSON III

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 645 PERRY DR.

PHONE: WORN-242-5857

DESCRIPTION OF WORK AND INTENDED USE:

SERVICE STATION

DEMOLISH EXISTING FACILITY
REBUILD CONVENIENCE / GAS STATION

FOR OFFICE USE ONLY

ZONE: C2

FLOOD PLAIN: YES NO

SETBACKS: F 55' S 0' R 0'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 100'

CENSUS TRACT NUMBER: 1

MAXIMUM HEIGHT: 65 ft.

SPECIAL CONDITIONS: Excellent

PARKING SPACES REQUIRED: 12 spaces

landscaping proposal. All

LANDSCAPING/SCREENING: 75% of front yard setback

requirements must be

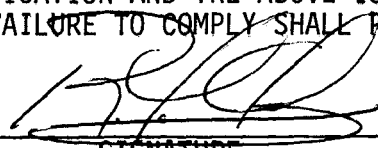
completed prior to occupancy.

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).

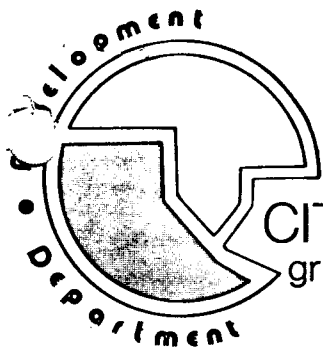
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.


SIGNATURE

DATE APPROVED: 5-26-83

APPROVED BY: Janet C. Stephens



Rec 4-15-83

RON RISH

CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMO

TO: Ron Rish ✓
Jim Bragdon

FROM: City Planning Department

DATE: April 14, 1983

RE: Review of 1st/Grand Gas Station

Southeast
333 N. 1st
OR
7107 Grand Ave

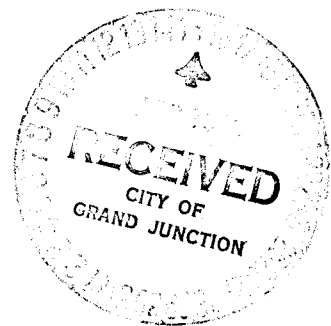
Enclosed is a plan for a convenience store, gas station on the northeast corner of 1st and Grand. These people are applying for a building permit only.

We would appreciate any review and comment you may have regarding this project as soon as possible.

Thank you for your consideration.

BG/mm

Enc.

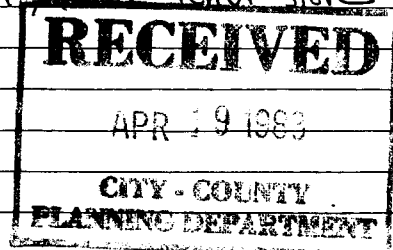


Grand Junction review

The attached application has been sent to your office for your review and comments. FAILURE TO OBJECT OR COMMENT BY ASAP SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

TO
**review
agency**

FILE NO. _____
ACTIVITY _____
PHASE Bldg Permit for 1st/Grand Conv. Store
LOCATION _____
ENGINEER _____
PETITIONER _____
ADDRESS _____
PHONE NUMBER _____



JIM BRAGDON

REVIEW AGENCY COMMENTS

THE EXIST. 30' DRIVE (CLOSEST TO THE INTERSECTION) ON FIRST STREET WILL BE CLOSED. THE LOCATIONS OF THE OTHER TWO ARE OK. MAXIMUM DRIVEWAY WIDTH FOR A COMMERCIAL ESTABLISHMENT IS 35'. THE ALLEY SHOULD NOT BE USED AS A MANEUVERING AREA FOR PARKING. IT IS FOR SERVICE ONLY.

IS THERE ADEQUATE ~~MANEUVERING~~ MANEUVERING ROOM BETWEEN THE GAS PUMPS (W/ CARS GETTING GAS) AND THE PARKING STALLS IN FRONT OF THE BUILDING?

Use additional sheets if necessary and refer to File Number.

Reviewing Office TRANSP. ENGR by James G. Bragdon Date 4-20-83

Return to: Planning Department, 559 White Avenue, Room 60, Grand Jct., Colorado, 81501

Grand Junction review

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**review
agency**

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ACTIVITY _____
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LOCATION _____
ENGINEER _____
PETITIONER _____
ADDRESS _____
PHONE NUMBER _____

Ron Rish

REVIEW AGENCY COMMENTS

I recommend the most northerly driveway on 1st Street be closed.

RECEIVED
APR 21 1983
CITY - COUNTY
PLANNING DEPARTMENT

cc: Bragdon, Patterson.

Use additional sheets if necessary and refer to File Number.

Reviewing Office City Engineer by Ron Rish Date 4-20-83

Return to: Planning Department, 559 White Avenue, Room 60, Grand Jct., Colorado, 81501

