

City County

PLAN # ~~20330~~
~~20503~~
20330

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: 747 N 1ST

SQ FT OF BLDG: 3400 ^{sq ft} ~~1200~~ 8400 ^{sq ft} ~~MAIN FLR~~

SUBDIVISION: CARPENTERS #1

SQ FT OF LOT: 3 ACRES +-

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-151-01-001

1

PROPERTY OWNER: FUOCO MOTOR CO INC

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 748 N. 1ST

USED FOR SALES

PHONE: 242 1571

DESCRIPTION OF WORK AND INTENDED USE:

NEW CAR DISPLAY

OFFICES

***** CONTACT JIM FUOCO FOR MORE INFO *****

FOR OFFICE USE ONLY

ZONE: C-2

FLOOD PLAIN: YES NO

SETBACKS: F 45' S 0' R 0'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 80'

CENSUS TRACT NUMBER: #3

MAXIMUM HEIGHT: 65'

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: N/A (as shown)

Quit Claim Deed for 10' Row off 1st St.

LANDSCAPING/SCREENING: As shown

2 75' strips of sod (3) total

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).

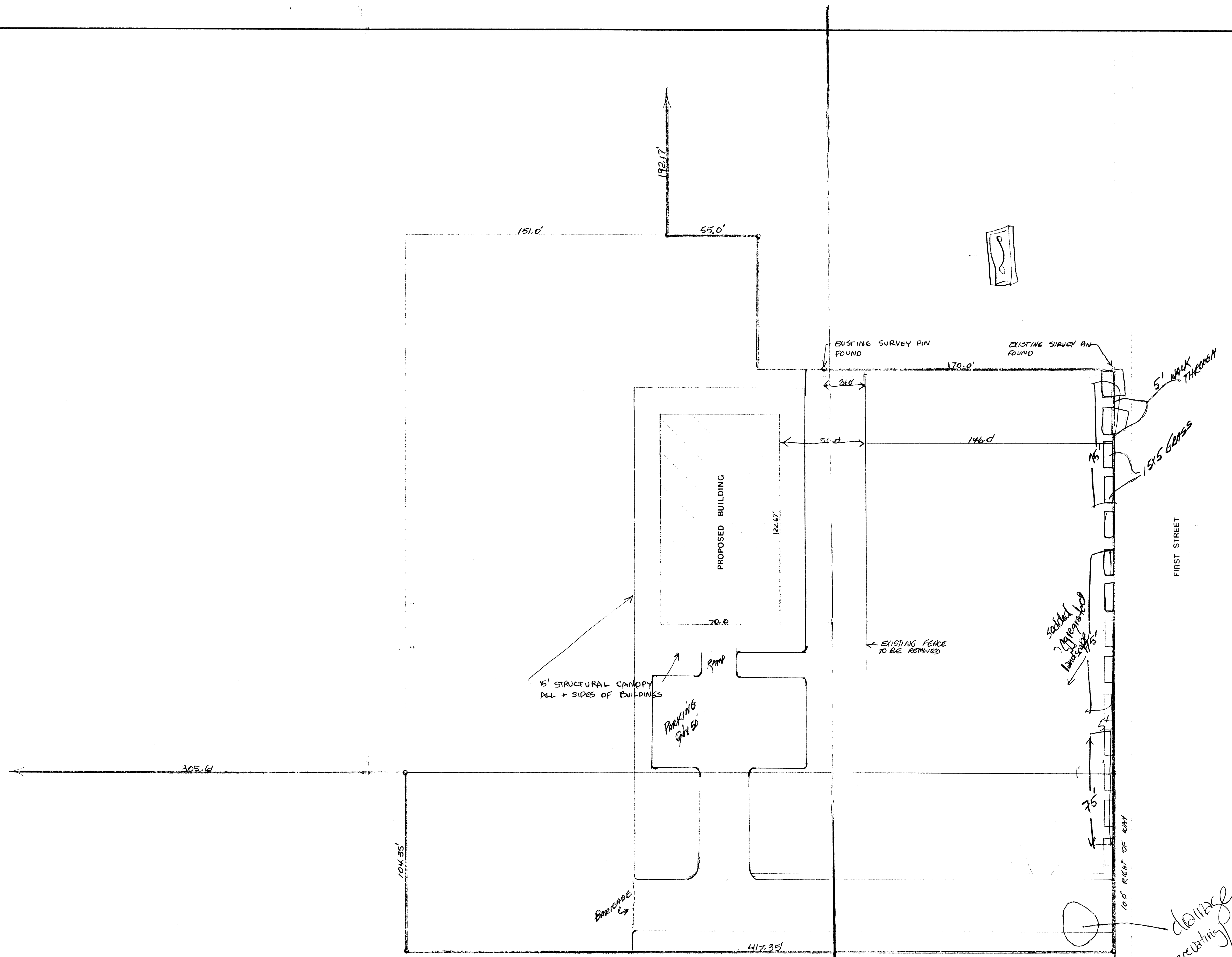
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: Feb 21st 1984

APPROVED BY: [Signature]

[Signature]
SIGNATURE
[Name]
243-9100



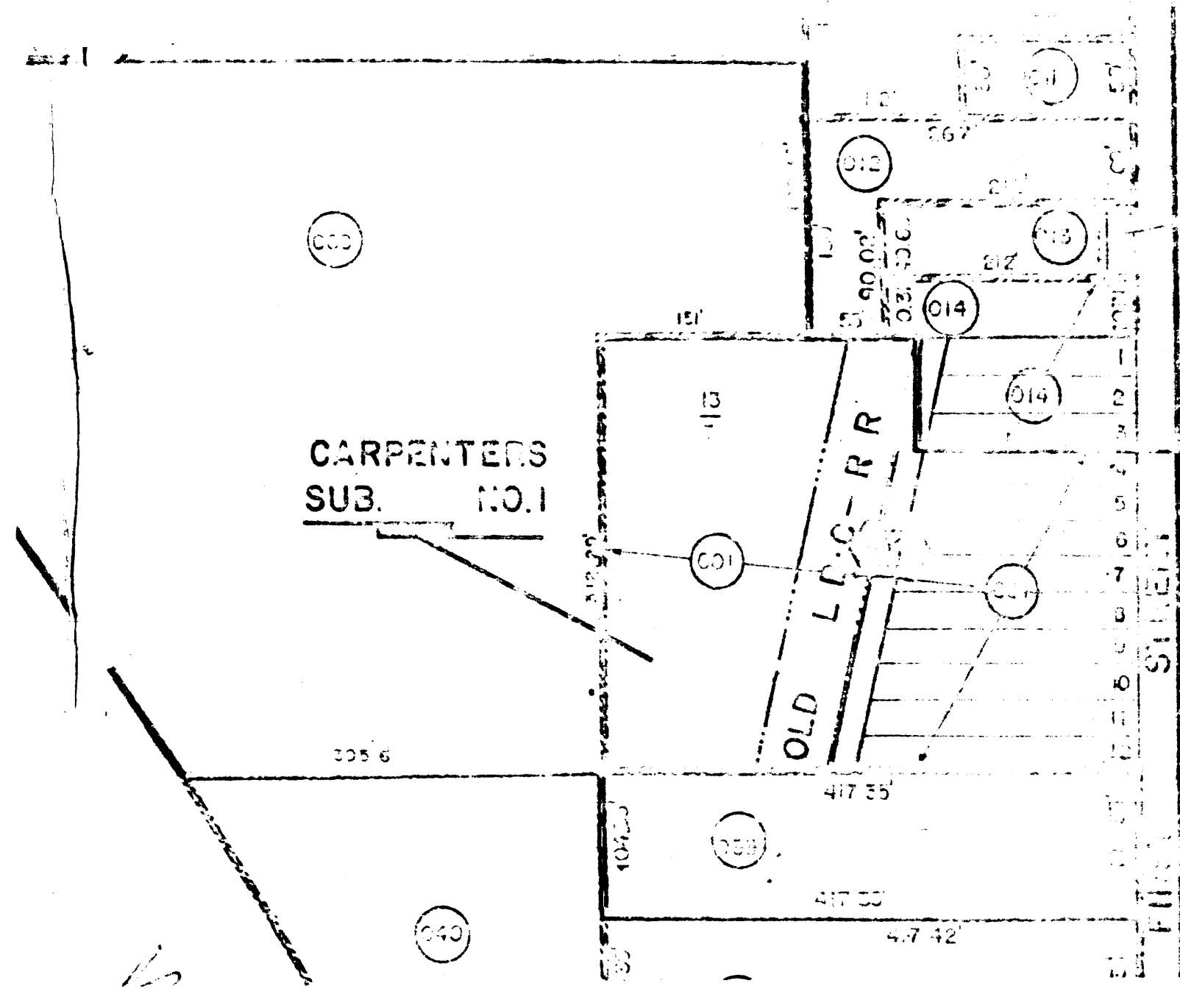
SITE PLAN
SCALE: 1"=30'

OK
2/17/24

HILL AVE.

LEGAL DESCRIPTION

LOTS 4 TO 13, INCLUSIVE, OF CARPENTER'S SUBDIVISION #1 IN THE CITY OF GRAND JUNCTION AND SPOKANE COUNTY OF THE STATE OF COLORADO, LOT 13 OF CARPENTER'S SUBDIVISION #1, BEING PART OF THE ORIGINAL PLAT FOR LOT 13 OF CARPENTER'S SUBDIVISION #1, BEING PART OF A CONTIGUOUSLY ADJACENT ALONG THE WEST SIDE OF LOTS 4 TO 13, INCLUSIVE, OF CARPENTER'S SUBDIVISION #1, TO THE NORTHWEST CORNER OF LOT 4 OF SAID CARPENTER'S SUBDIVISION #1, BEING PART 18 FEET, BEING PART OF A TRACT OF 6.4 ACRES OF THE NORTH EAST CORNER OF LOT 13 IN SAID CARPENTER'S SUBDIVISION #1, BEING PART OF ALSO THE EAST BOUNDARY LINE OF LOT 13 OF CARPENTER'S SUBDIVISION #1 BY THE TERMS OF A DEED, AND ALSO BEING AT THE SOUTHWEST CORNER OF LOT 13 OF CARPENTER'S SUBDIVISION #1 IN THE CITY OF GRAND JUNCTION, BEING PART 374 FEET, BEING PART 12 FEET, BEING PART OF SAID LOT 13, BEING NORTH 10 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.



AREA PLAN

REVISED

CHECKED BY: [Signature]			
DATE: 2/17/24	SCALE: 1"=30'	DRAWN BY: [Signature]	REVISIONS:
PROJECT: [Project Name]			
DATE:	APPROVED BY:	DRAWING NUMBER: C1	SHEET NUMBER: 1/1