

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 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 6000 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

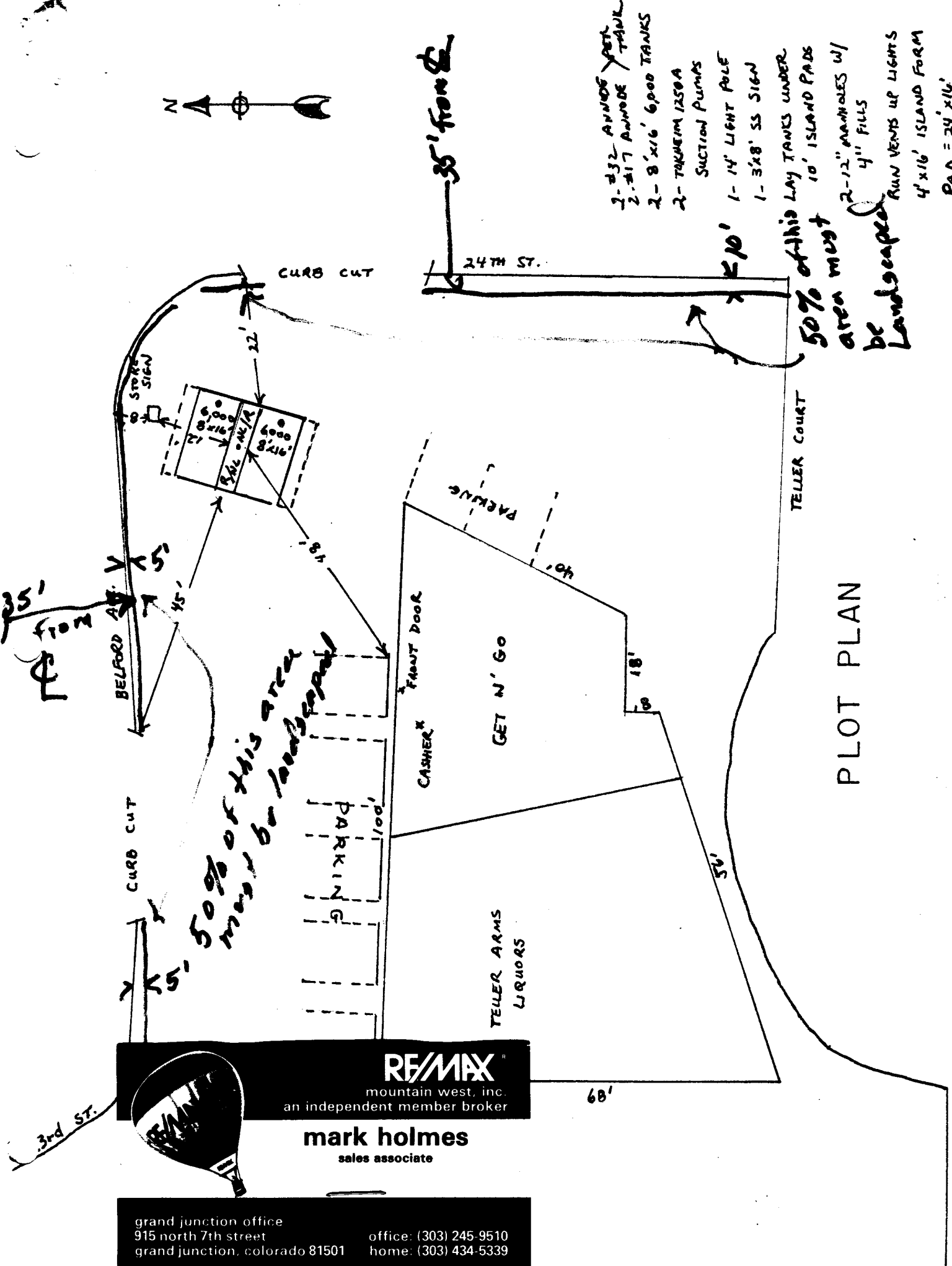
FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 6
SPECIAL CONDITIONS: Landscaping
To be installed by
May 15, 1983.

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 (Km)



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

PLOT PLAN

← 111' MINUS 32' FOR CURB CUT →

← 32' →
CURB CUT

PARKING

Teller
ARMS

GET N' GO

68'

40'

8'

10'

56'

35'

← 32' →
CURB CUT

96' MINUS 32' FOR CURB CUT

GREEN SPACE
3 SHRUBS
1 TREE

24'
24'
DUMP
PICNIC TABLE

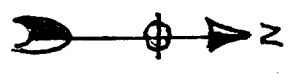
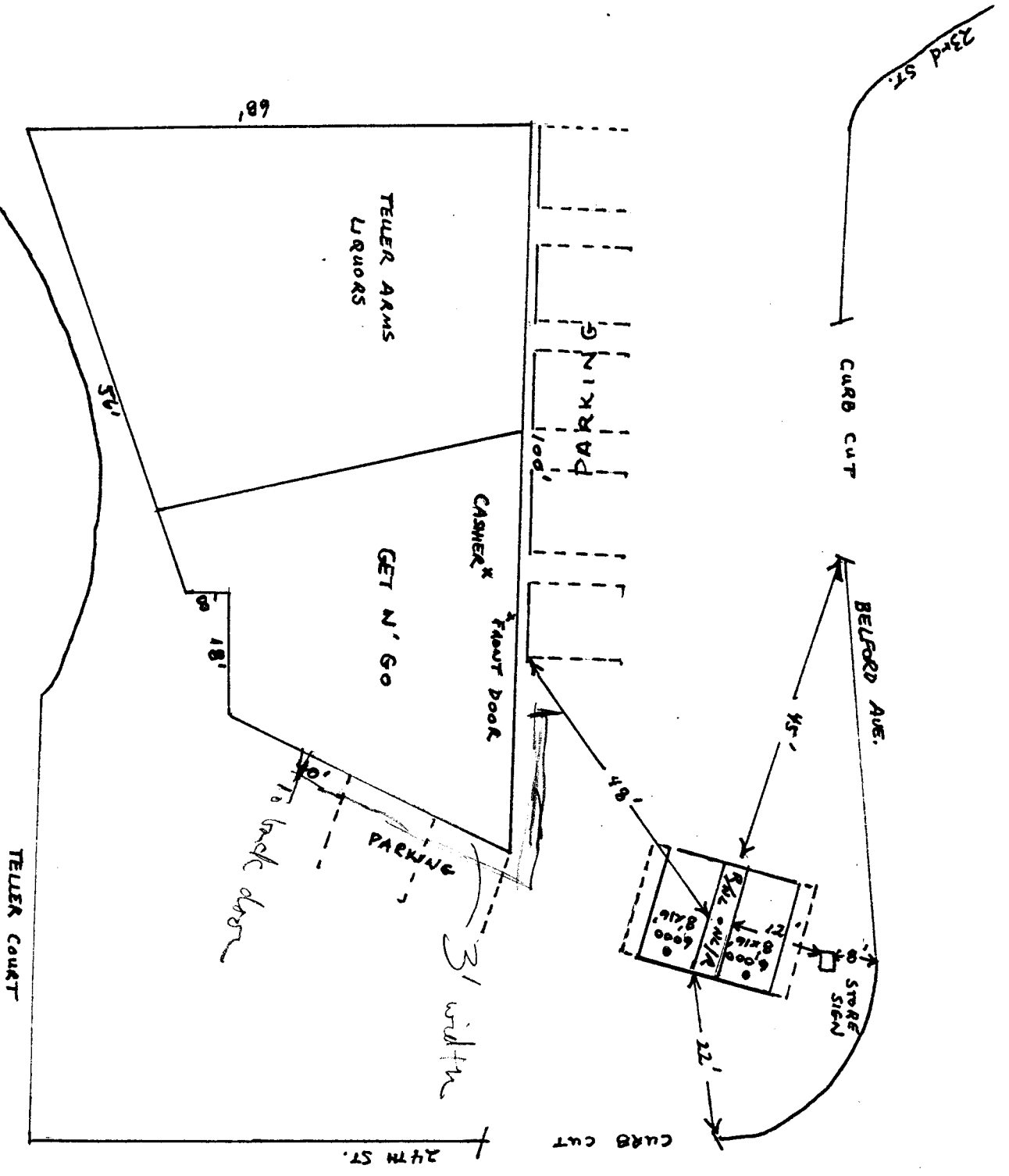
install by 151

PLAN May 15, 1964

LANDSCAPING
FOR GET 'N' GO BUILDING

PERMIT

PLOT PLAN



- 2- 432 RAINWATER TANKS
- 2- 8'x16' RAINWATER TANKS
- 2- 8'x16' 6000 TANKS
- 2- TORQUEM 1250A SECTION PUMPS
- 1- 14' LIGHT POLE
- 1- 3x8' SS SIGN
- LAY TANKS UNDER 10' ISLAND PADS
- 2- 12" MANHOLES W/ 4" FILLS
- RUN VENTS UP LIGHTS
- 4'x16' ISLAND FORM PAD = 4'x16'