

City  County

PLAN # 20696

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: 2896 North Ave

SQ FT OF BLDG: 1215

SUBDIVISION: \_\_\_\_\_

SQ FT OF LOT: 15 acre

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER: 2943 - 074 - 15 - 008 - 009 - 007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Tom Mings

Service station

ADDRESS: 610 Rushmore DR. G.J.

USE OF ALL EXISTING BUILDINGS:

PHONE: 243-4806

DESCRIPTION OF WORK AND INTENDED USE:

change from service station to convenience store & pumps

Sq. FOOTAGE RETAIL SALES

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: C-1

FLOOD PLAIN: YES  NO

SETBACKS: <sup>both</sup> F 55' S 0' R 0'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: 100' REQUIRED - NORTH AVE @ 29 RD

CENSUS TRACT NUMBER: #6

MAXIMUM HEIGHT: 40'

\*SPECIAL CONDITIONS: 1 R.O.W.

PARKING SPACES REQUIRED: \_\_\_\_\_

REQUIRED OFF 29 RD -

LANDSCAPING/SCREENING: \_\_\_\_\_

20 FEET / OFF NORTH AVE.

4 show landscaping plan

10 FEET - 2 physically close

5 sq. FOOTAGE OF RETAIL SALES? ~~AREA~~ closest CURB CUT TO INTERSECTION

\*\*\*\*\*  
~~one of feet of North Ave. & one on 29 rd~~  
\*\*\*\*\*

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.

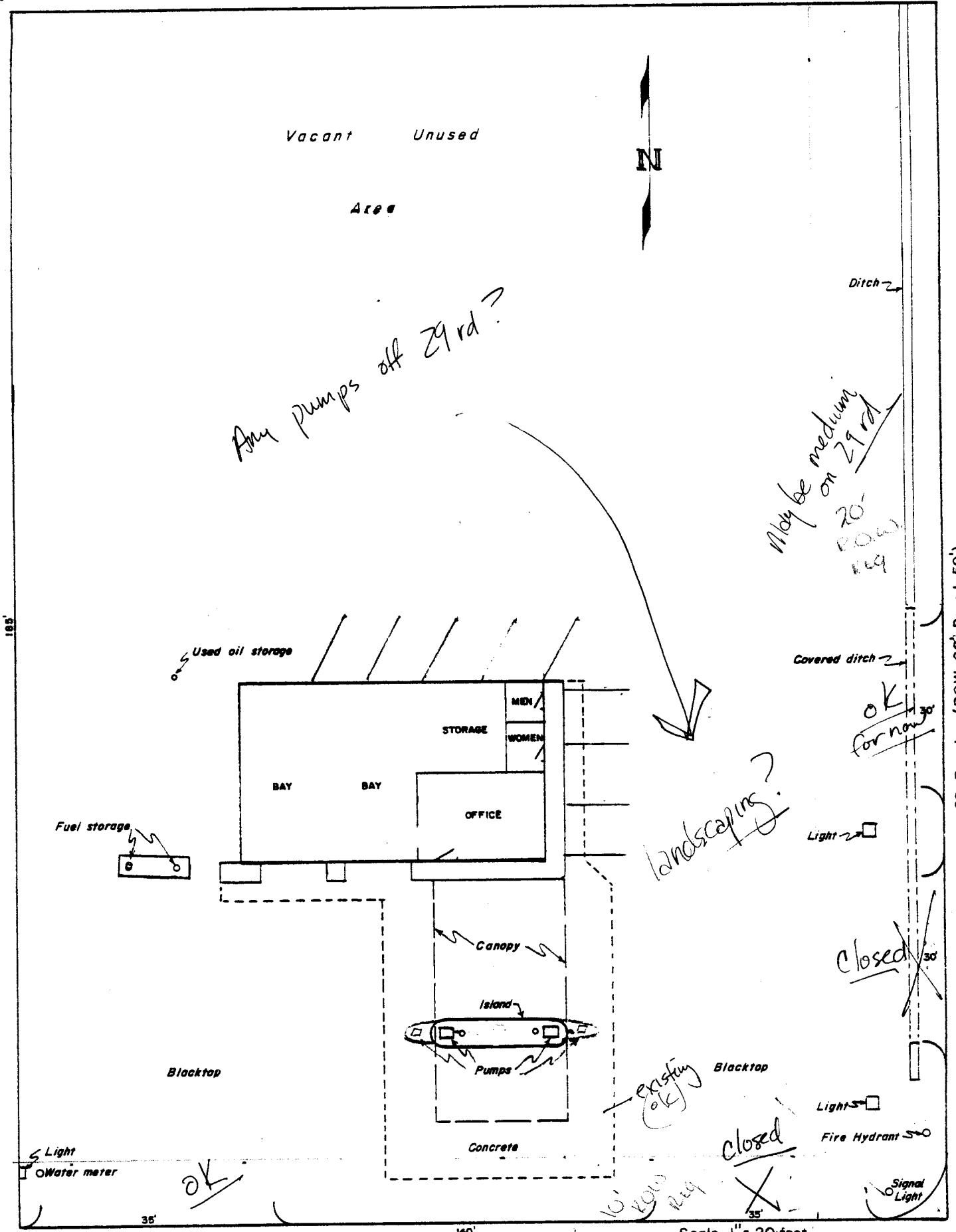
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/17/84

APPROVED BY: [Signature]

Thomas M. Mings  
SIGNATURE

ROW Deed  
1489-204



Vacant Unused Area

N

Any pumps off 29 rd?

May be medium 20' ROW req

Used oil storage

Covered ditch

Fuel storage

landscaping?

OK for now

Blacktop

Blacktop

Light  
Water meter

Light  
Fire Hydrant

OK

existing (ok)

closed

10' ROW req

35'

Signal Light

29 Road (ROW 66' Paved 50')

140'  
North Avenue (ROW 80')

Scale 1" = 20 feet

State highway

Drawing of Premises & Improvements  
2896 North Avenue

Note signal to be relocated w/ widening