

DATE SUBMITTED: 10/11/85

PERMIT # 24205

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 631 S 9<sup>TH</sup> STREET

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: MIDVALE

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-231-02-021

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: CONOCO INC

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: 631 S 9<sup>TH</sup> STREET

PHONE: (303) 245-0880

DESCRIPTION OF WORK AND INTENDED USE:

CONSTRUCT TWO FUEL STORAGE TANKS

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: I-2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F AS PER S Fire Dept. Reg. R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 8

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 44

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

SPECIAL CONDITIONS: \_\_\_\_\_

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

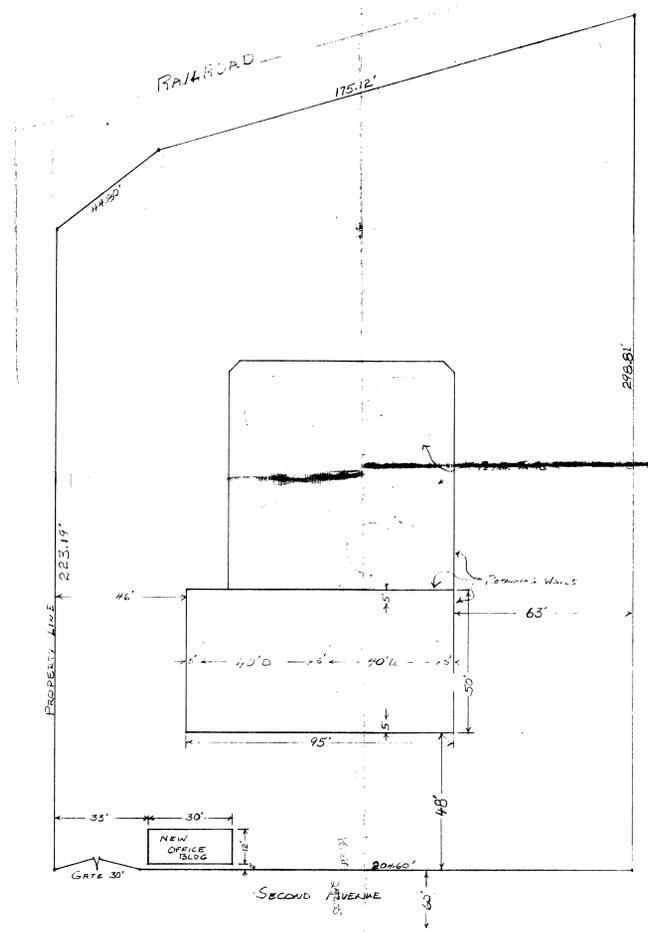
DATE APPROVED: 10-11-85

APPROVED BY: Rinde Watzel (DW)

Mike Lessman  
SIGNATURE



PLANS  
4/10/85



Lease Restrictions  
PART 1, 2, 25 OF BLOCK 10 EXCHANGING  
WITH 12' OF LOTS 1 AND 25. MINIMUM  
APPROX. TO 20' IN GROUND LEVEL



LONOCO	
631 So. 9th STREET	
DATE 10-8-85	DRAWN BY N FRIEND
SCALE 1" = 20'	TOR 2

PLANT PLAN