DATE SUBMITTED: 5/23/88   6/8/88

PERMIT # 30456

FEE $10.00

PLANNING CLEARANCE
GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 333 N 1ST

SUBDIVISION: _____

FILING #_____ BLK #_____ LOT #_____

TAX SCHEDULE NUMBER:

2945-154-01-013

PROPERTY OWNER: ~~City Thomson~~ Berton H. Johnson

ADDRESS: P.O. Box 1829 GJ. Colo 81502

PHONE: 303-245-7992

DESCRIPTION OF WORK AND INTENDED USE:

Remodel – Convenience Store

SQ. FT. OF BLDG: 860

SQ. FT. OF LOT: 67,500

NUMBER OF FAMILY UNITS: _____

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

2

USE OF ALL EXISTING BUILDINGS:

Convenience Store – gas service

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

****

FOR OFFICE USE ONLY

ZONE: C-2

SETBACKS: F 55 (H) S 0 R 0

MAXIMUM HEIGHT: 40 ft.

PARKING SPACES REQ'D: 5

LANDSCAPING/SCREENING: 15% of the first 5'
along both streets shall be landscaped
needs final approval of landscape

FLOODPLAIN: YES _____ NO X

GEOLOGIC
HAZARD: YES _____ NO X

CENSUS TRACT #: 9

TRAFFIC ZONE: 43

SPECIAL CONDITIONS: no C.O. until
all site requests complete

****

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN
WRITING, BY THS 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
AN 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
MPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/8/88

APPROVED BY: Linda

SIGNATURE

MEMORANDUM

May 31, 1988
To: City Planning Department
From: Don Newton, City Engineer

I have reviewed the site plan for reconstruction of the service station (previously Gay Johnsons) at 1st St and White Ave and have the following comments:

1. I have no objections to the existing curb cuts remaining in place.

2. The curb radius at the north west corner of 1st St. and White Ave. should be increased to a minimum of 30 feet to accommodate trucks turning off of 1st Street. The curb and gutter along this radius should be extended to the west on the north side of White Ave. at least 36 feet west of the curb line on 1st Street.

The items in 2. above should be required as a condition of the building permit being issued.

GRAND AVE.

EXISTING COMMERCIAL
BUILDINGS

5 STRIPED PARKING
SPACES

CONC. BUMPERS (TYP)

REMOVE

OUTLINE OF
CANOPY - SEE SHT. 2

PLANTER 4'x10'

NEW SIGN - BY OWNER

REMOVE EXISTING SIGN
COLUMNS & BASES

PLANTER 4'x60'

REMOVE EXIST'G
CONC. ISLAND, & &
CONC. DRIVEWAY

REMOVE EXISTING
YARD LIGHT

NEW SIDEWALK

CURB & GUTTER

NEW CATCH BASIN

HANDICAP RAMP

CONC. GUTTER

8"T. CONC. APPROACH

UTILITY
POLE

BACK OF CONC.
DAM

POWER POLE

FIRST ST.

SPRUCE ST.

CURB CUT PER CITY SPEC.

60'-0"

WHITE AVE.

N

SITE PLAN

SCALE   I"=20'-0

0   10   20   40

GAY JOHNSONS

CONVENIENCE MART
333 NORTH FIRST
TEXACO GRAND JUNCTION, COLO.

FRANK A. WAGNER

115 NO. FIFTH ST.   SUITE 440
303   GRAND JUNCTION, COLORADO 81501
243-2122

project no:
date:
drawn by:
revisions:

SITE

sheet A1

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