

DATE SUBMITTED: 7-13-89

PERMIT # 30736
~~30456~~

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 333 N. 1ST ST.

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-154-01-013

PROPERTY OWNER: GAY JOHNSONS, INC

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 1829

Conv. store & Gas station

PHONE: 245-7992

DESCRIPTION OF WORK AND INTENDED USE:

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

INSTALL 5 FIBERGLASS UNDERGROUND FUEL TANKS - AND FUEL PUMPS

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F M S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: TANKS WILL

Replace tanks same location

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

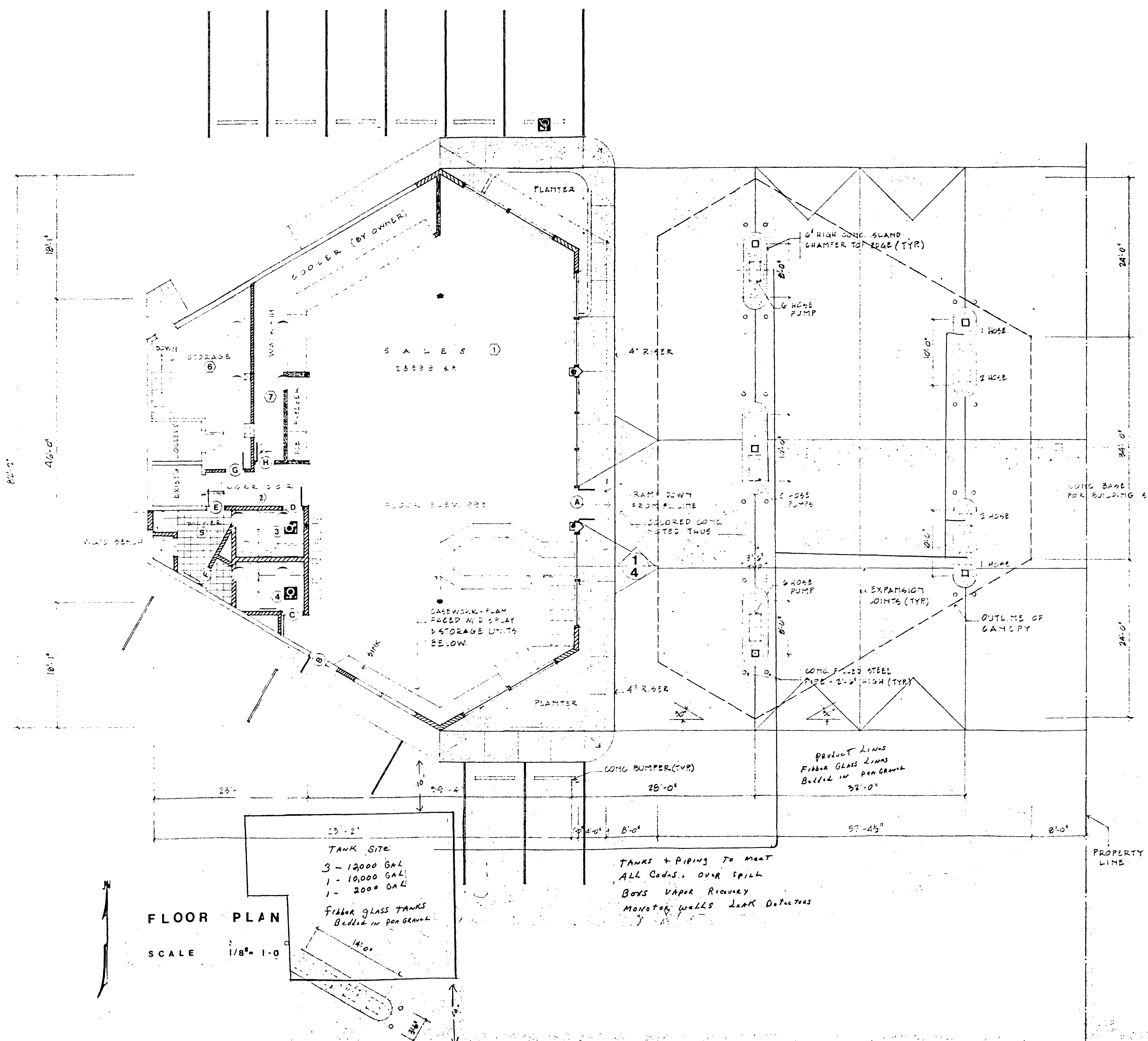
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-13-89

APPROVED BY: [Signature]

[Signature]
SIGNATURE

Independent Pump 242-5433



FLOOR PLAN
SCALE 1/8" = 1'-0"

TANK SITE
3 - 12000 GAL
1 - 10000 GAL
1 - 2000 GAL
FIBER GLASS TANKS
BEDDING IN PERMANENT

TANKS + PIPING TO MEET
ALL CODES. OVER SPILL
BOSS VAPOR RECOVERY
MONITORING WALLS LEAK DETECTORS

LEGEND

EXISTING WALLS TO REMAIN.	—————
INSTALLLED BY OWNER.	- - - - -
NEW CONCRETE BLOCK WALLS.	▨▨▨▨▨
NEW WOOD STUD & SHEETROCK WALLS.	▨▨▨▨▨

FRANK A. WAGNER
ARCHITECT
303 115 NO. FIFTH ST., SUITE 440
GRAND JUNCTION, COLORADO 81501

GAY JOHNSONS
CONVENIENCE MART
333 NORTH FIRST
TEXAS GRAND JUNCTION, COLO.

project no. BT700
date: 10/10/88
drawn by: FAW
revisions:

FLOOR PLAN

Sheet A-2