

DATE SUBMITTED: 8/29/88

PERMIT # 31105

FEE # 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1750 No. Ave.

SQ. FT. OF BLDG: 12427<sup>ft</sup>  
46 x 27 = #10<sup>00</sup>

SUBDIVISION: Elmwood

SQ. FT. OF LOT: 16,500

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 12

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

TAX SCHEDULE NUMBER:  
2945-123-25-014

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: C. L. Brown Od

USE OF ALL EXISTING BUILDINGS:  
None

ADDRESS: 716 Horizon Dr.

PHONE: 245-3440

DESCRIPTION OF WORK AND INTENDED USE:  
CONVENIENCE STORE & STATION

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: C-1

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

SETBACKS: F 55 E 5 S 0 R 0

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

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 28

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

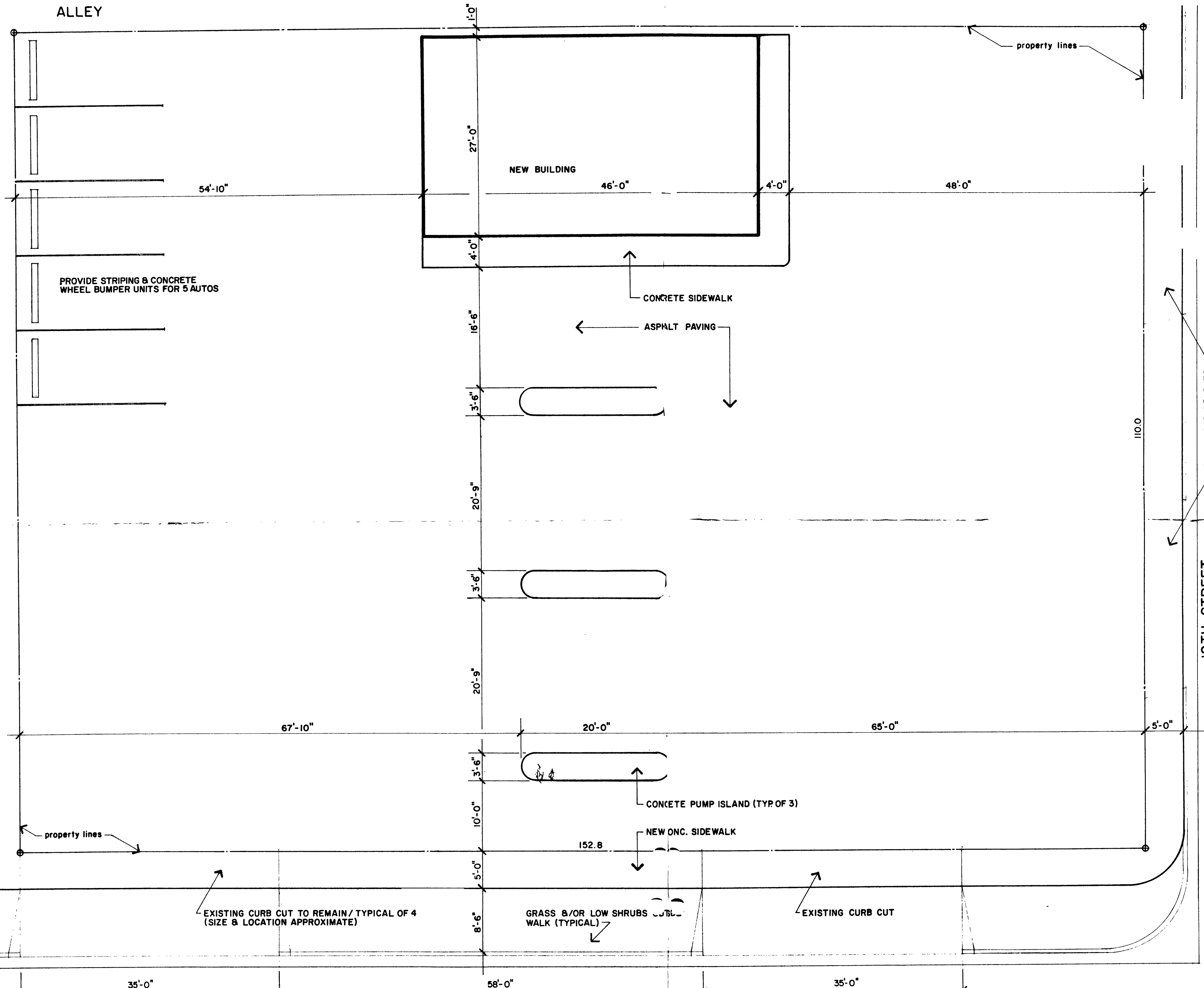
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/29/88

APPROVED BY: Linda Wetzel

[Signature]  
SIGNATURE

ALLEY



**SITE PLAN**

1/8" = 1'-0"



NORTH AVENUE

18TH STREET

C.R. BROWN OIL COMPANY  
 715 HORIZON DRIVE  
 GRAND JUNCTION COLORADO  
 4 JUN 87