

DATE SUBMITTED: 5/17/89

PERMIT # 33021

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 596 25 ROAD

SQ. FT. OF BLDG: 30' x 50'

SUBDIVISION: _____

SQ. FT. OF LOT: 23,625

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-102-00-120

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Wm. S. DAWSON
ADDRESS: C&F FOOD STORES INC (LESSEE)
1649 MAIN
PHONE: 245-0392

USE OF ALL EXISTING BUILDINGS:
FOOD STORE (CONVENIENCE)

DESCRIPTION OF WORK AND INTENDED USE:
NEW CANOPY OVER GAS PUMPS

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

FOR OFFICE USE ONLY

ZONE: C-2
SETBACKS: F 55' S 0 R 0
MAXIMUM HEIGHT: 40'
PARKING SPACES REQ'D: -
LANDSCAPING/SCREENING: ✓

FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT #: 4
TRAFFIC ZONE: 10

SPECIAL CONDITIONS: corner lot. Must adhere to two' front yard setback requirements.

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: 5/17/89

APPROVED BY: [Signature]

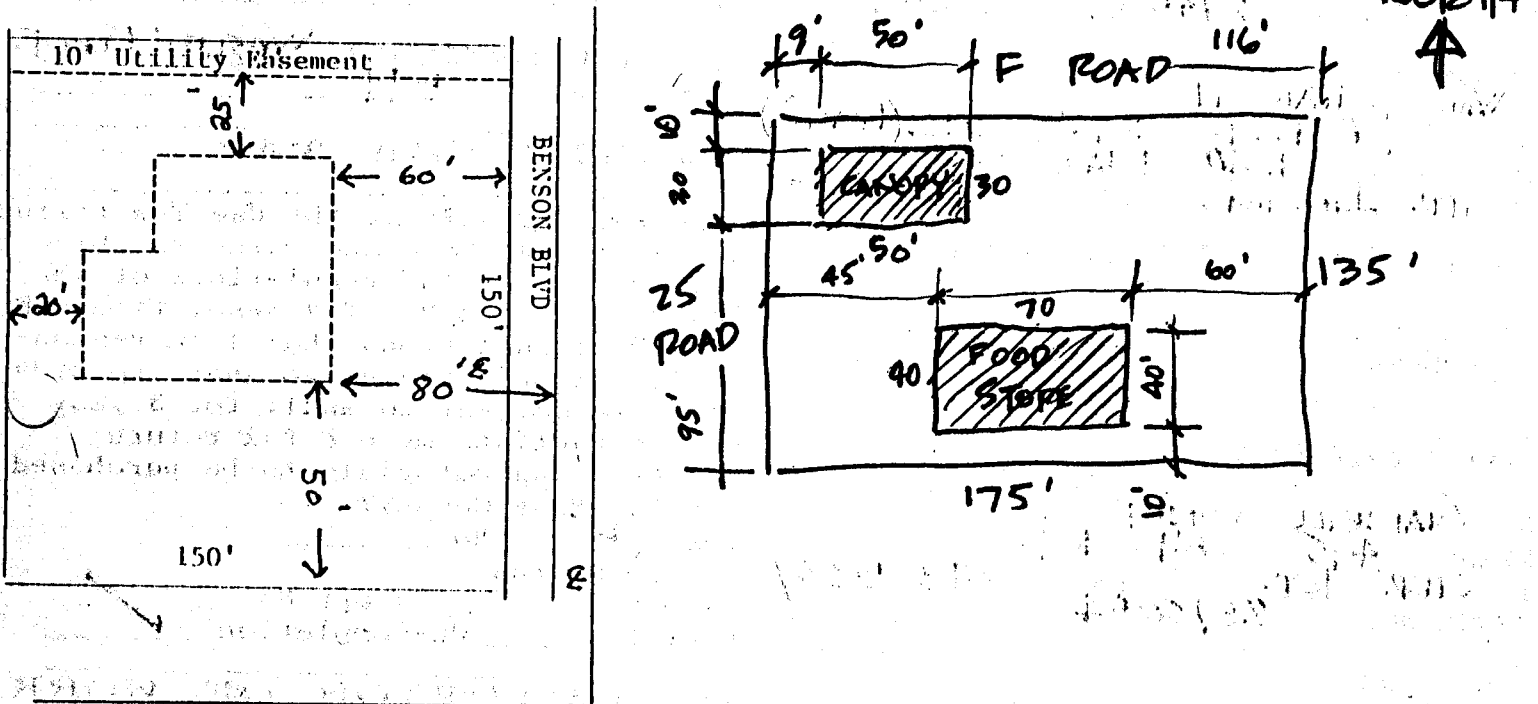
[Signature]
SIGNATURE

MESA COUNTY APPLICATION FOR A PLANNING CLEARANCE

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

EXAMPLE



Zone	Setbacks	Front	Side	Side	Rear
Flood Plain	yes no				
Geologic Hazard	yes no				
Variance					
Census Tract					

Driveway Permit

ACCEPTED 5/17/89 *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Approved by _____

Date _____