

DATE SUBMITTED: 10/10/89

PERMIT # 34738

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1015 North Avenue

SQ. FT. OF BLDG: 2880 SF

SUBDIVISION: _____

SQ. FT. OF LOT: 21881 SF

FILING # _____ BLK # 2 LOT # 1-6

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
[REDACTED] 2945-141-05-022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: George D. Hooker Jr
ADDRESS: 161 Elm Avenue Grand Junction CO 81501
PHONE: 242-2727

USE OF ALL EXISTING BUILDINGS:
gas & convenience store

DESCRIPTION OF WORK AND INTENDED USE:
Canopy over pump islands

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-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 2

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: see plan - file #35-89

SPECIAL CONDITIONS: Approved plan in file #35-89 - Rescable Permit #46-87 for landscaping

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: 10/10/89

APPROVED BY: Kathy Portner

[Signature]
SIGNATURE

Total Petroleum, Inc (lessee of property)