

DATE SUBMITTED: 3-20-90

PERMIT # 35440

FEE none

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 517 North 1st Street

SQ. FT. OF BLDG: 20' x 15'

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

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

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

TAX SCHEDULE NUMBER:  
2995-161-00-094

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: Chester L Allen

USE OF ALL EXISTING BUILDINGS:  
GAS Station & Restaurant

ADDRESS: 517 North 1st Street

PHONE: 241-4021

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.

Patio cover 20' x 15'

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### FOR OFFICE USE ONLY

ZONE: C-2

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

SETBACKS: F 55' S 0 R 0

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

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: Min of 8 spaces

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: City engineer recommends that parking area be patched

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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.)

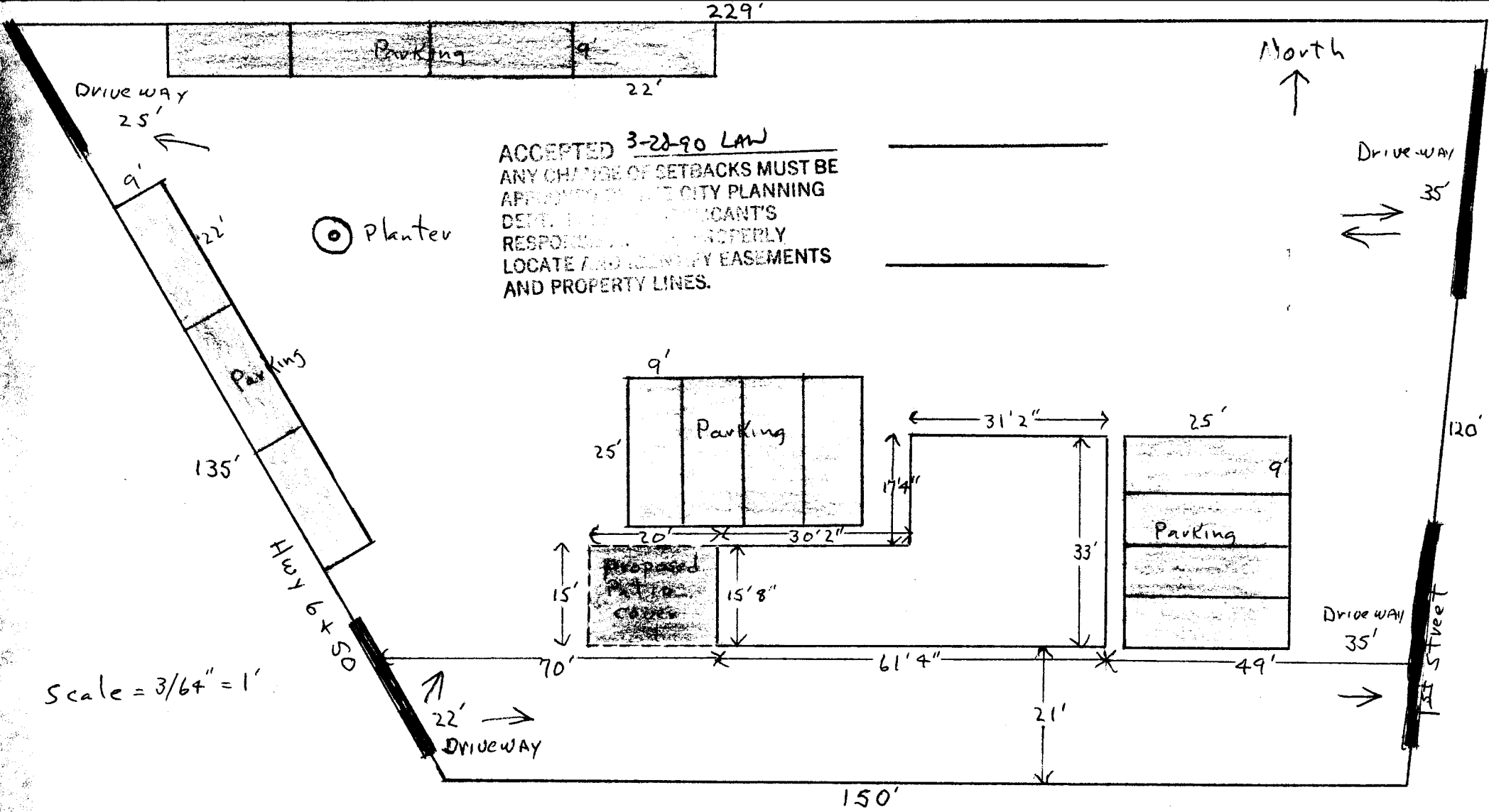
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3-28-90

APPROVED BY: Andie Weitzel

SIGNATURE



Scale = 3/64" = 1'

Site Plan -  
 Junction Station  
 517 North 1st Street  
 Grand Junction, Co

By: CANOAS Products  
 Tom Dykstra  
 588 25 Road  
 Grand Junction, Co  
 292 853

Seating  
 Main Building = 14 seats  
 Patio = 10 seats  
 Total = 24 seats required 8 Parking Spaces  
 Available Parking Spaces = 15