

DATE SUBMITTED: 10/9/90

9/14/90 PERMIT # 36843
FEE 910.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 750 Horizon

SQ. FT. OF BLDG:

SUBDIVISION:

SQ. FT. OF LOT:

FILING # BLK # LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2701-364-00-026

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Bob Zarllugo

USE OF ALL EXISTING BUILDINGS:
Service Station

ADDRESS: 750 HORIZON

PHONE: 242-1691

DESCRIPTION OF WORK AND INTENDED USE:
CAUPOY OVER GAS PUMPS

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

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES NO /

SETBACKS: F 65' S 15' R 15'

GEOLOGIC HAZARD: YES NO /

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 16

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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: 10/9/90

APPROVED BY: Karl Meyer

[Signature]
SIGNATURE

ACCESS EASEMENT
(TO BE ACQUIRED W/ LEASE)

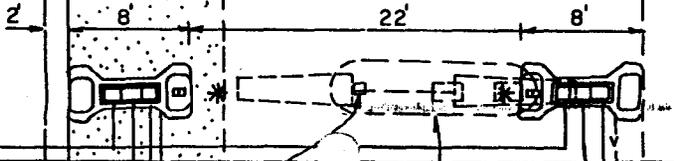
17.37'

EXISTING TANKS

CONDUIT BOX

EXIST. CONCRETE

42' (FUTURE CANOPY)



INSTALL VALVE PIT FOR
PHASE I & PHASE II
CONNECTIONS

4 CONDUITS TO
FUTURE CARD
READER
LOCAT.

REMOVE EXIST.
PUMPS & LIGHTS
PHASE I

EXIST. CONCRETE

3 NEW DOUBLE WALL
PRODUCT LINES
PHASE I

4x8' IMAGE LIGHTS
(TYP.) PHASE I

INSTALL NEW MPD'S
(TYR) PHASE I

NEW CONCRETE
PHASE I

N 43°38'E 200'

EXIST. DRIVEWAY

ACCEPTED 7/2/90 *Kathy McQuinn*
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.
PERMIT ISSUED
10/9/90
Kelly