

DATE SUBMITTED:

July 18th 1991

PERMIT NO.

39436

FEE \$

410.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1941 I-70 BUS LOOP

SQ. FT. OF BLDG: 24x28

SUBDIVISION: Peterson Irwin

SQ. FT. OF LOT: 1+ ACRE

FILING NO. BLK NO. LOT NO. 8

NO. OF FAMILY UNITS: 0/A

TAX SCHEDULE NO: 2945-134-03-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: EMPIRE GAS

USE OF EXISTING BUILDINGS: OFFICE BLDG.

ADDRESS: 1941 I-70 BUS. LOOP

DESCRIPTION OF WORK AND INTENDED USE: NEW BUILDING ON SITE TO BE CONSTRUCTED

TELEPHONE: 243-3682
241-1466

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

NE C-2

FLOODPLAIN: YES NO ✓

SETBACKS: FRONT 0

GEOLOGIC HAZARD: YES NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 7

MAXIMUM HEIGHT 40

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING REQUIRED: 575 sq. ft.

SPECIAL CONDITIONS: APPROVE LANDSCAPE PLAN PRIOR TO C.O.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Karl Metzger
Department Approval

C. Jotta
Applicant Signature

7/18/91
Date Approved

7/18/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

SITE PLAN ON REAR

EMPIRE GAS 1941 I-70 BUSINESS LOOP

LANDSCAPE PLAN

★ USE MIRAFI WEED BARRIER & FINELY CHIPPED WESTERN RED CEDAR AS MULCH

HUGHES JUNIPER (TYP)

DWARF SMOOTH SUMAC

POTENTILLA

ENTRY

SCALE: 1/4" = 1'-0"



GALLARDIA

PINYON PINE

DWARF SUMAC

BOULDERS (TYP)

ALPINE CURRENT, or GOLDDROP POTENTILLA

