

DATE SUBMITTED: 10/2/91

PERMIT NO. 40084

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 859 PITKIN

SQ. FT. OF BLDG: _____

SUBDIVISION: CITY OF GJ

SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. _____ LOT NO. 11-14

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945 144 40⁰⁰⁵₀₀₆

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: C & F Foods

USE OF EXISTING BUILDINGS: C STORE

ADDRESS: 859 PITKIN

DESCRIPTION OF WORK AND INTENDED USE: INSTALL ONE 6000 GAL GAS TANK

TELEPHONE: 245 0392

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

FOR OFFICE USE ONLY

ZONE I-1

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT _____
SIDE _____ REAR _____ N/A
MAXIMUM HEIGHT _____

GEOLOGIC HAZARD: YES ___ NO X

CENSUS TRACT: 2 TRAFFIC ZONE: 41

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Requires Fire Dept approval

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.

Justin L. Adcock
Department Approval
10/2/91
Date Approved

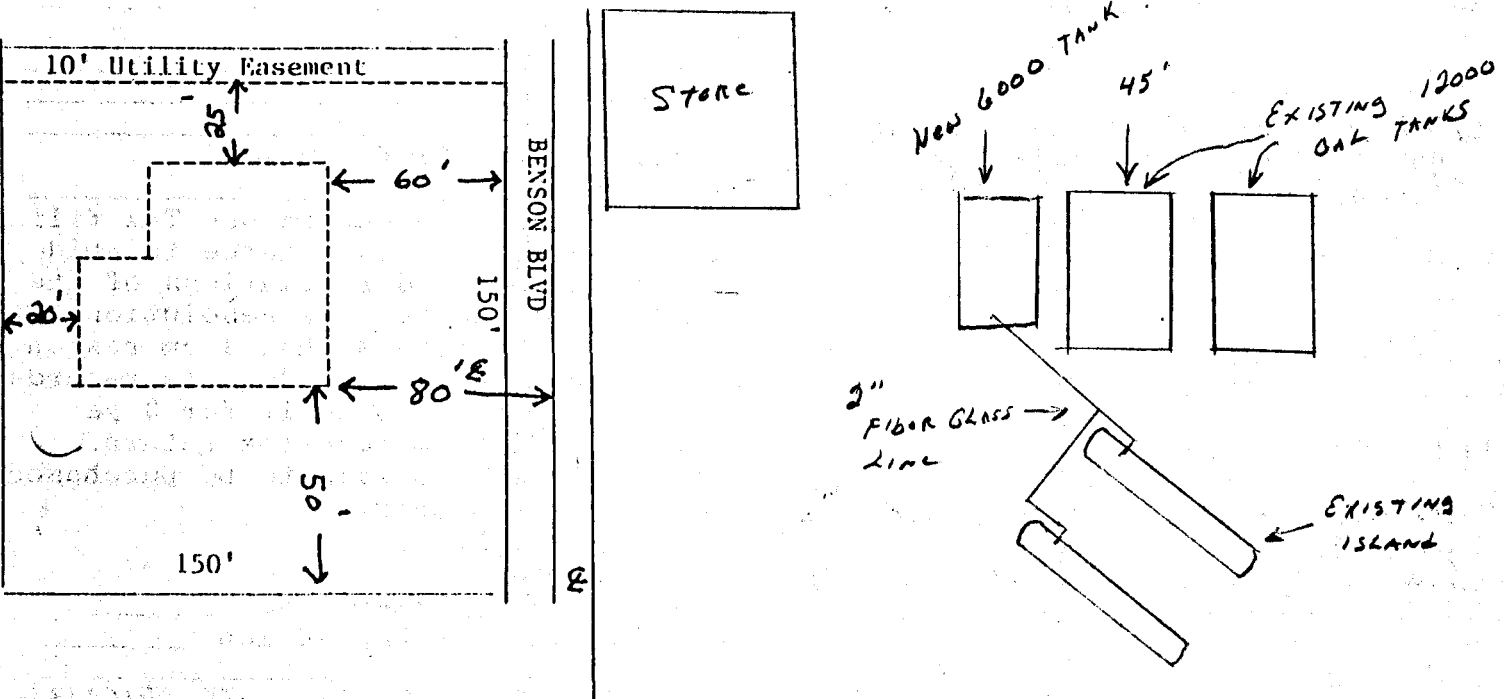
George Rowland
Applicant Signature
10-2-91
Date

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		Parking Plan	yes no	
Geologic Hazard	yes no		Landscaping Plan	yes no	
Variance			Drainage Plan	yes no	
Census Tract			Driveway Permit	yes no	

Special Conditions: _____

ACCEPTED KKA 10/2/91
 ANY CHANGES OR CORRECTIONS 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 _____