

DATE SUBMITTED: 9/25/91

PERMIT NO. 39910

FEE \$ 10.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 859 PITKIN AVE

SQ. FT. OF BLDG: 1947 □

SUBDIVISION: CITY OF G. J.

SQ. FT. OF LOT: 18,750 □

FILING NO. 11, 12, 13, 14, 15 & 16 BLK NO 151 LOT NOS 005

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945-144-40-006
007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

OWNER: C & F FOOD STORES, INC.

USE OF EXISTING BUILDINGS: CONVENIENCE STORE

ADDRESS: 1649 MAIN ST.

DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT CANOPY FOR GAS PUMPS.

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 3'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 0 REAR 0

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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).

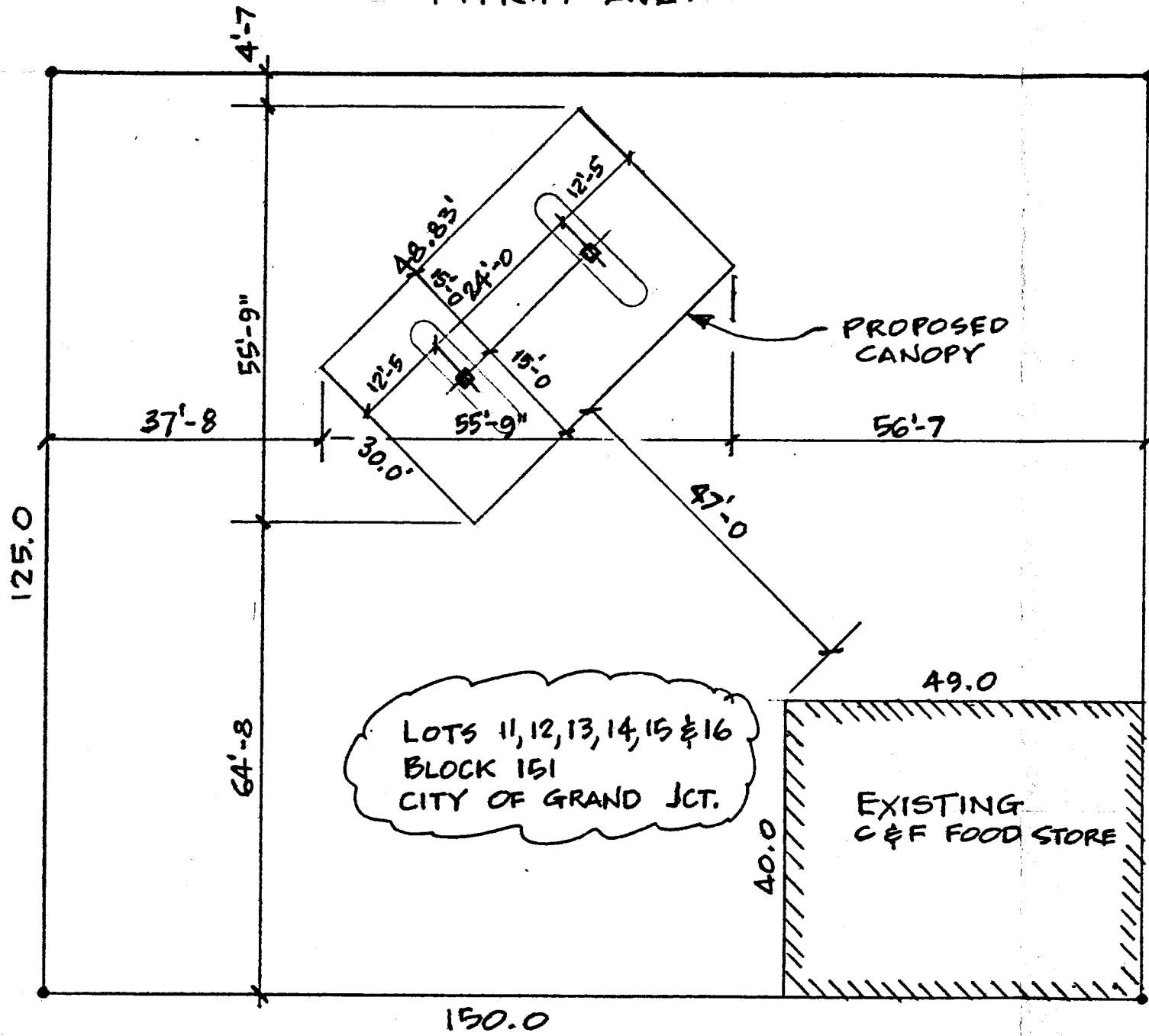
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Kristen L. Albrecht
Department Approval
9/25/91
Date Approved

Joe B. Fairbairn
Applicant Signature
9-25-91
Date

PITKIN AVE.



NINTH STREET

ACCEPTED KKA 9/25/91
 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.

PROPOSED CANOPY
 C & F FOOD STORES INC