

DATE SUBMITTED: 1/22/93

PERMIT NO. 43953 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 1917 1st St. SW.

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: ~111' x 100'

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-101-00-033

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER LOCO (R. Lipson)

USE OF EXISTING BUILDINGS: Service Station

ADDRESS _____

TELEPHONE: 242-5857

DESCRIPTION OF WORK AND INTENDED USE: Replacement of pumps & underground tank

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

FOR OFFICE USE ONLY

ZONE B-2

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 15' SW. - 55' E (15' from property line)

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0 REAR 0

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40'

PARKING REQ'MT existing development

LANDSCAPING/SCREENING REQUIRED: existing development

SPECIAL CONDITIONS: Must meet requirements of Bldg & Fire Dept. Continuation of existing business temporarily closed for tanks removal - Upgrade of tanks & pumps

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.

Katherine M. Porter
Department Approval

George Crawford
Applicant Signature

1/22/93
Date Approved

1-25-93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

George Crawford - 242-5433