

DATE SUBMITTED: 6/11/92

PERMIT NO. 42124#25 ✓

FEE \$ \$10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 2714 Hwy 50

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945 252 05 010

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

OWNER Monument Oil Co

USE OF EXISTING BUILDINGS: CONVENECE Store

ADDRESS 703 23 1/2 Rd GS

DESCRIPTION OF WORK AND INTENDED USE: INSTALL 24 X 32-foot CANOPY

TELEPHONE: 245-3440

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

FOR OFFICE USE ONLY

ZONE H10

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65' &

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 65

PARKING REQ'MT N/A

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 K. Andrade
Department Approval

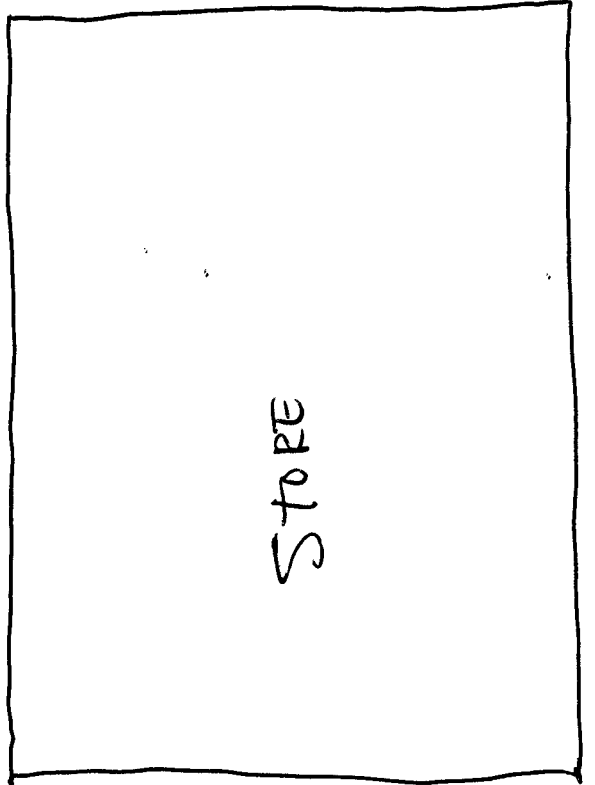
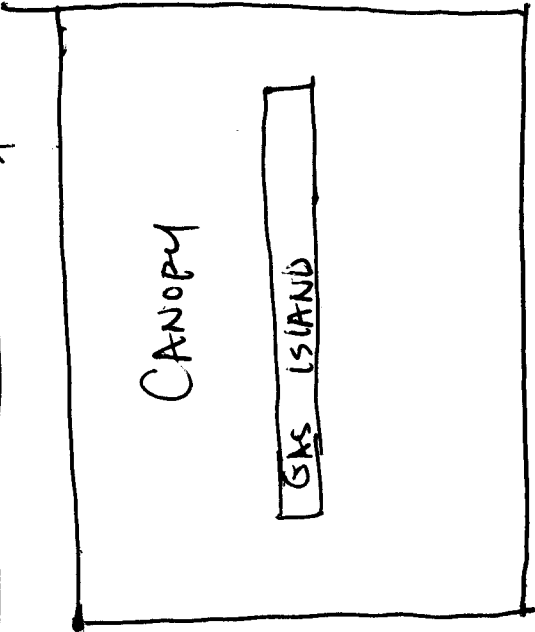
Paul Brown
Applicant Signature

6/11/92
Date Approved

6-11-92
Date

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

6' x 0
Min 65' x
Hwy



ACCEPTED KKA 6/11/92
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.

QJF Food Store
2714 Hwy 50
GRAND JCT

