

DATE SUBMITTED: 6/26/92

PERMIT NO. 42258

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 12th E North  
1210 North

SQ. FT. OF BLDG: 28 x 42

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 118 x 117

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-123-00-087

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

OWNER Nim Cowan

USE OF EXISTING BUILDINGS:  
Gas Station

ADDRESS 12th E North

TELEPHONE: 942-5433 (George Crawford) DESCRIPTION OF WORK AND INTENDED USE:  
install 2 underground tanks & gasoline lines

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 10' REAR 10'

CENSUS TRACT: 5 TRAFFIC ZONE: 31

MAXIMUM HEIGHT NA

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.

Angeline Barrett  
Department Approval

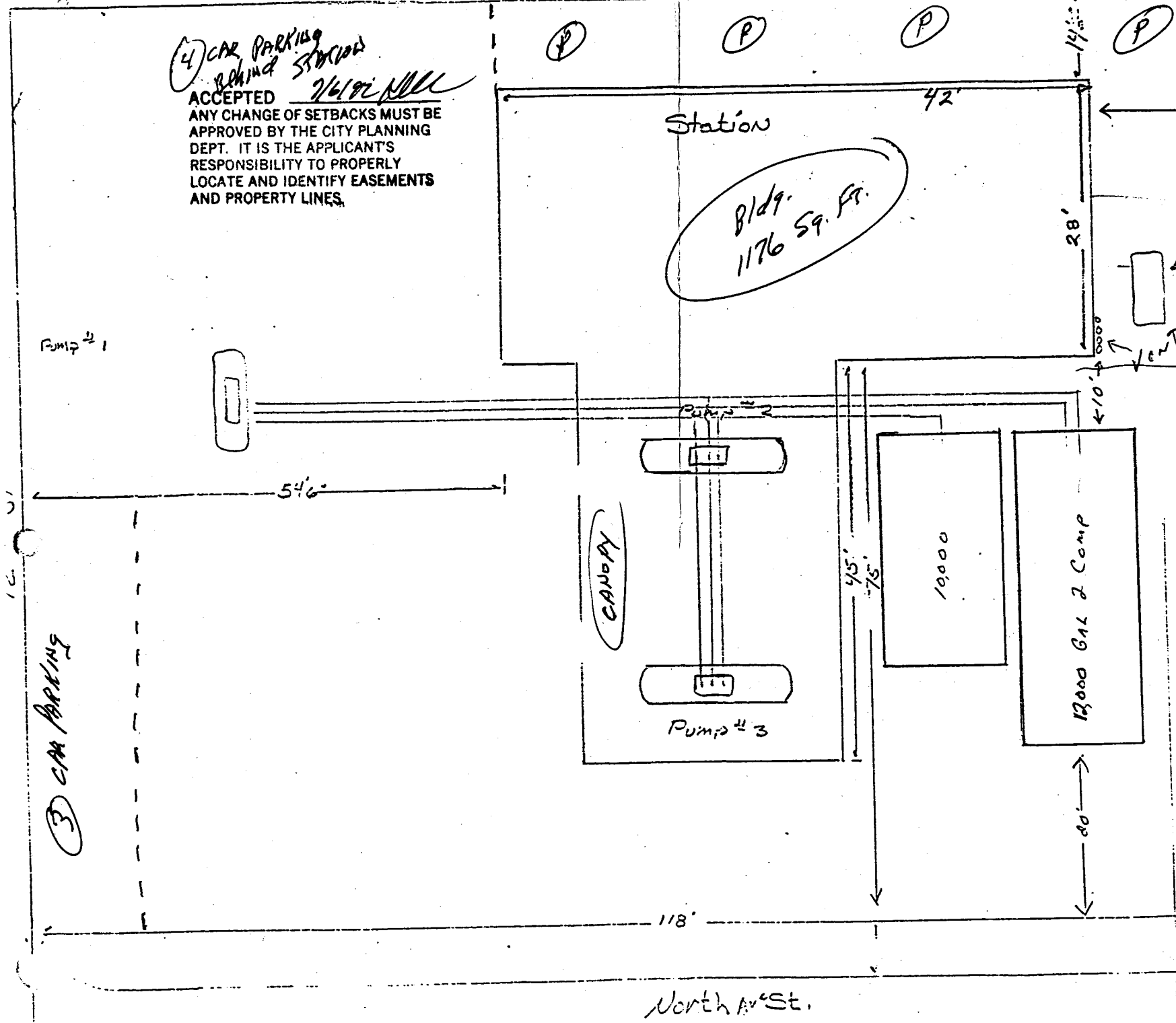
George Crawford  
Applicant Signature

6/26/92  
Date Approved

7-6-92  
Date

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

(4) CAR PARKING  
 BEHIND STATION  
 ACCEPTED 7/6/92 MLL  
 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.



10 1000's  
 + CAN Add 4 more

3 CAR  
 PARKING

FOR: DAVE THORNTON  
 CALL JIM @ 242-2771  
 IF MORE QUESTIONS

12TH + NORTH  
 TEXACO

b:  
 INDEPENDENT PUMP INC  
 948 E 36 AVE  
 Spring, TX