

DATE SUBMITTED: 6/26/92

PERMIT NO. _____

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 12th E 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 Jim Cowan

USE OF EXISTING BUILDINGS: Gas Station

ADDRESS 12th E North

TELEPHONE: 942-5433 (George Crowder) 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 O-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: See attached street drawing and related comments by Jim Woodmansee

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

Applicant Signature

6/26/92
Date Approved

Date

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



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

MEMORANDUM

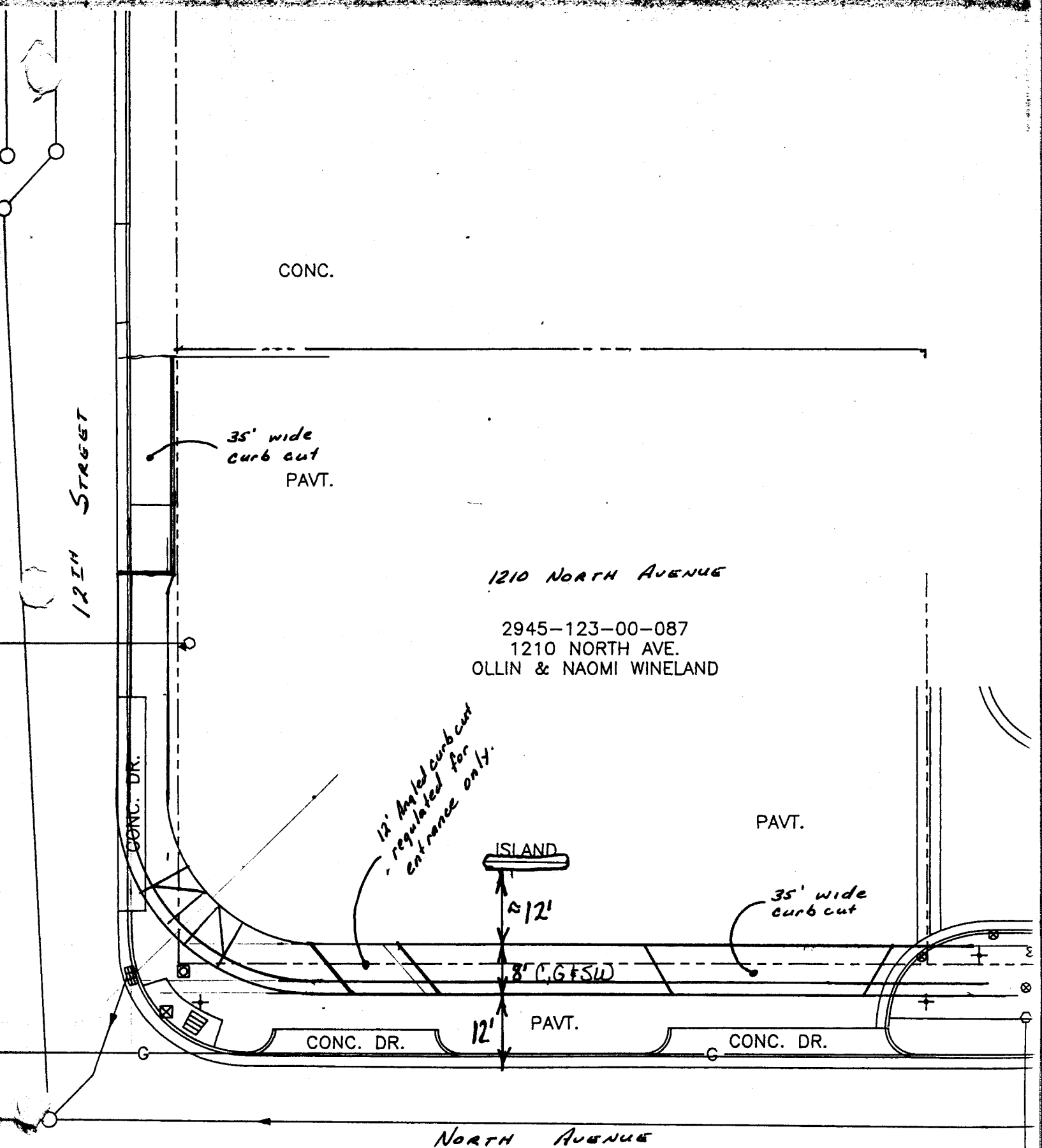
To: Angeline Barrett
From: Tim Woodmansee, ^{Jim} Property Agent
Date: July 2, 1992
Subj: Planning Clearance for Texaco Station -
1210 North Avenue

Mr. Jim Cowan with Texaco is aware that the City will be reconstructing North Avenue and Twelfth Street adjacent to the site this year. The construction will require modifications to curb cuts serving this property which should be noted and stipulated with the Planning Clearance.

The curb cuts described below will provide access to the property upon completion of construction. These curb cuts have been agreed to by Mr. Cowan, the City Engineering Department, and Mr. Chuck Dunn with the Colorado Department of Highways:

1. One 35-foot wide curb cut near the southeast corner of the site;
2. One 35-foot wide curb cut near the northwest corner of the site;
3. One 12-foot angled curb cut near the southwest corner of the site. This curb cut will be angled to provide access only from North Avenue and will be regulated with appropriate signage. Vehicles will not be allowed to use this curb cut as an exit.

Attached is a drawing showing the location of the three curb cuts described above.



CONC.

12TH STREET

35' wide
curb cut
PAVT.

1210 NORTH AVENUE

2945-123-00-087
1210 NORTH AVE.
OLLIN & NAOMI WINELAND

12' Angled curb cut
regulated for
entrance only.

PAVT.

ISLAND

12'

8" C.G.F.S.W.

35' wide
curb cut

CONC. DR.

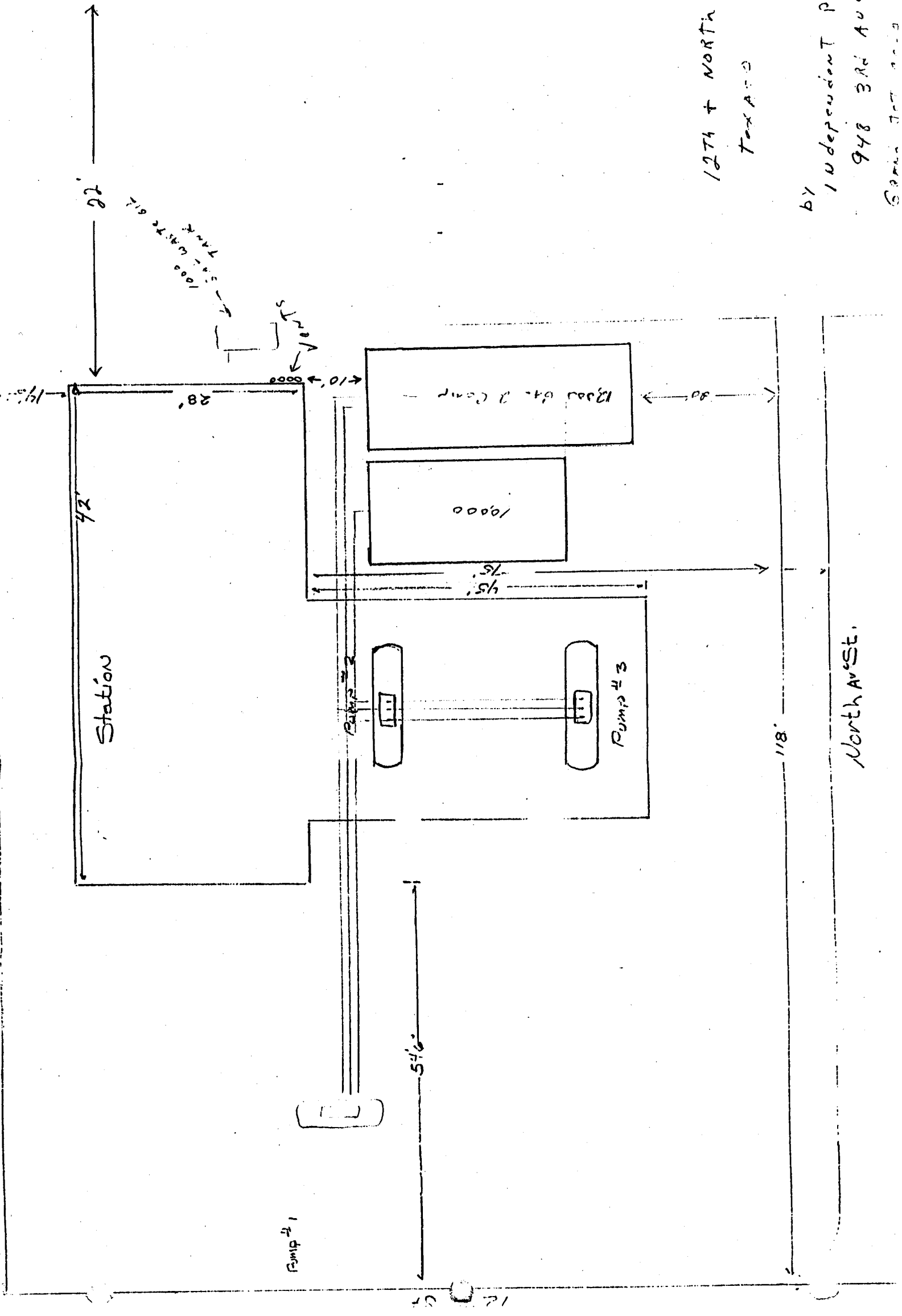
12'

PAVT.

CONC. DR.

NORTH AVENUE

51+00



1274 + NORTH
 Tax A-100
 BY INDEPENDENT PUMP INC
 948 3RD AVE
 GARDEN CITY MISSOURI

North Av St.