

DATE SUBMITTED: 3/10/93

None issued per Bldg Dept. - RSE
PERMIT NO. Auto permit
FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 241 NORTH 15th St SQ. FT. OF BLDG:
 SUBDIVISION CARPENTER # 2 SQ. FT. OF LOT:
 FILING # BLK # LOT # 13 NO. OF FAMILY UNITS:
 TAX SCHEDULE # 2945-151-01-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 OWNER JAMES E. & EARL J. FURCO PLANNED CONSTRUCTION:
 ADDRESS 241 NORTH 15th USE OF EXISTING BUILDINGS: AUTO DEALERSHIP
 TELEPHONE: 242-1571 DESCRIPTION OF WORK AND INTENDED USE: FUEL TANKS - ABOVE GROUND

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 ✓
 SETBACKS: FRONT N/A GEOLOGIC HAZARD: YES NO ✓
 SIDE N/A REAR N/A CENSUS TRACT: 3 TRAFFIC ZONE: 35
 MAXIMUM HEIGHT N/A PARKING REQ'MT ☒ N/A
 LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: A fire dept. approval required

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).

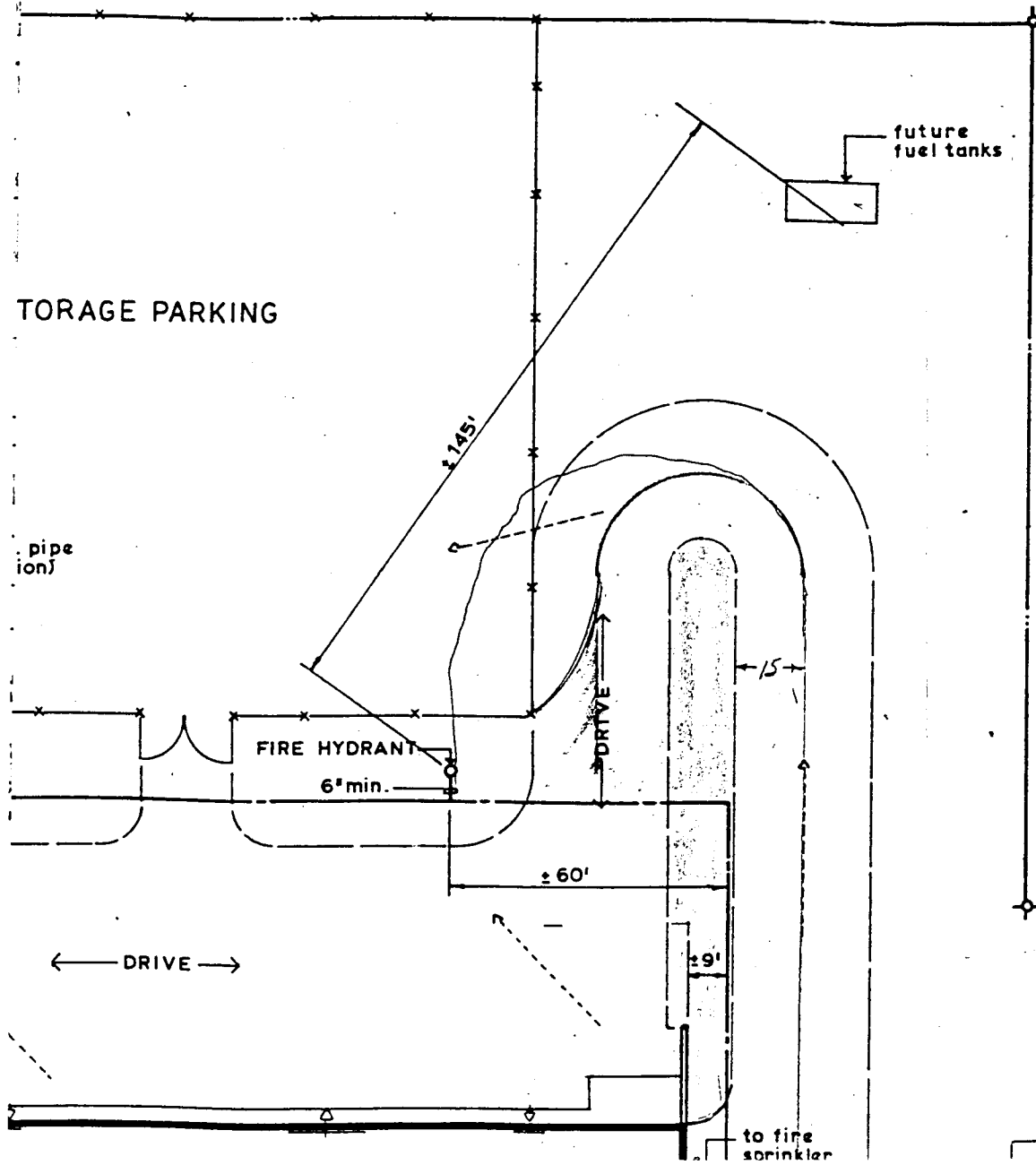
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Paul M. ...
 Department Approval
3/10/93
 Date Approved

James E. Furco
 Applicant Signature
3/10/93
 Date

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



SHOWROOMS & SERVICE BUILDINGS
 FOR JIM FUOCO MOTOR COMI A
 748 NORTH FIRST STREET
 GRAND JUNCTION, COLORADO

DATE: 12/31/90	DRAWN: C	CHECKED: K	REVISED: A: 1/22/91, B: 1/25/91, C
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A-added water lines
 B-added 3rd fire plug
 C-added sewer and drainage

PARKING & PLANTING P
 1" = 30'-0"

