

DATE SUBMITTED: 2/17/93

PERMIT NO. 4075

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1917 1st St.

SQ. FT. OF BLDG: 20' x 48' canopy

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: Canopy over pumps

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

FOR OFFICE USE ONLY

ZONE B-2

Designated FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT Lowy Dr. 40' R
1st St. - 55' R

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:

SPECIAL CONDITIONS: 4' variance approved by B.O.A
2/12/93 (file # 93-
Continuation of existing business temporarily
closed for utility removal

existing development

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.

Kathy Peterson
Department Approval

George Casper
Applicant Signature

2/18/93
Date Approved

2/23/93
Date

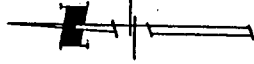
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

LORY DRIVE

CANOPY ELEVATION

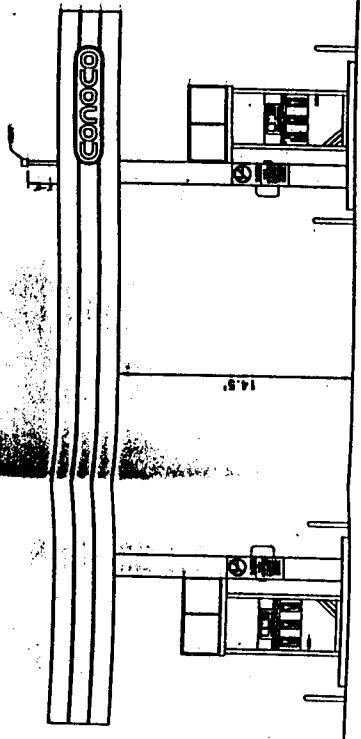
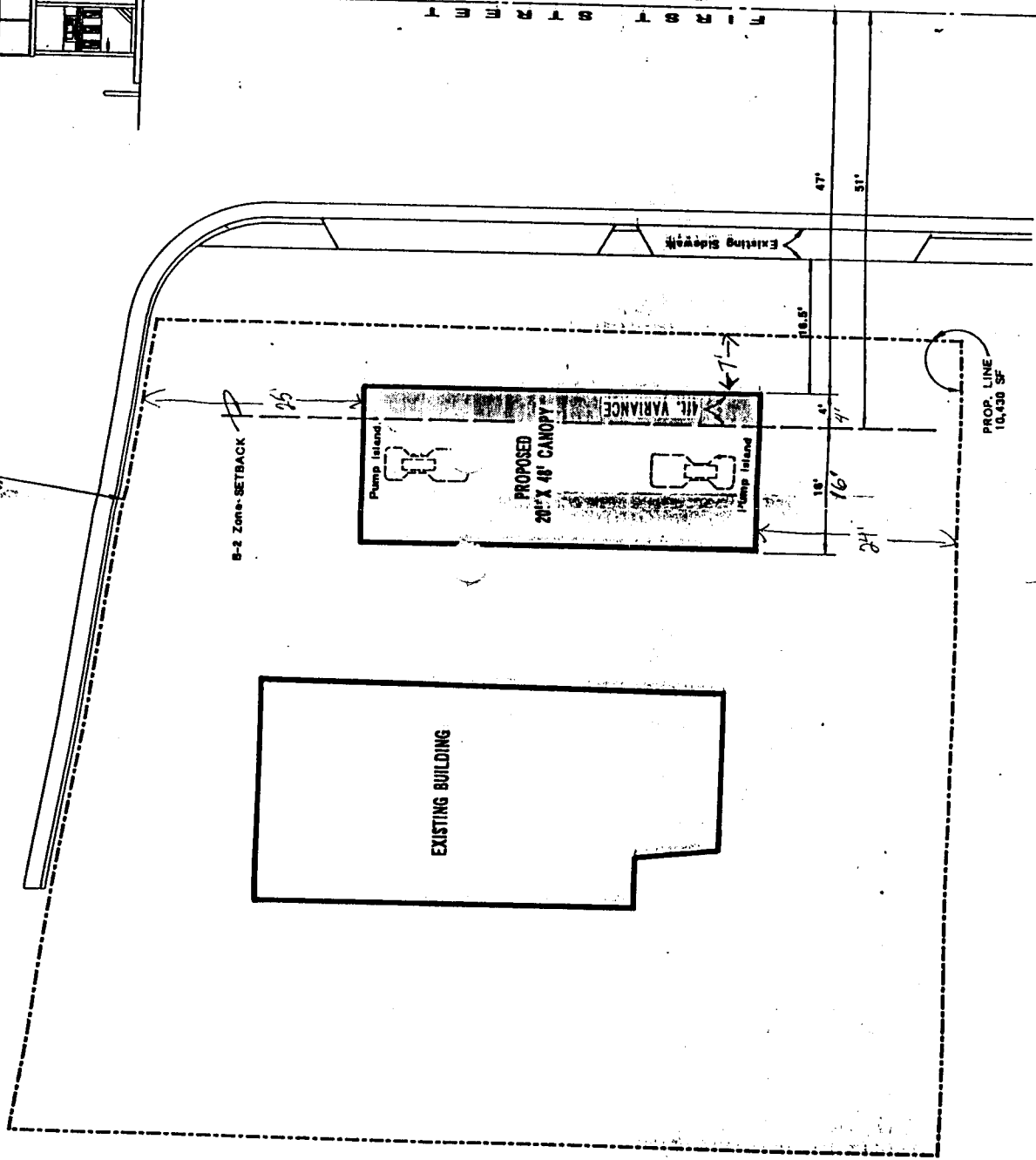
ACCEPTED
ANY CHANGES TO THE PROPOSED
APPROVALS MUST BE MADE
DELIVERED TO THE APPLICANT
RESTORATION AND REPAIRS TO
LOCATE AND IDENTIFY ENGAGEMENTS
AND PROPERTY LINES.

HP 2/18/93



1" = 10'

FIRST STREET



HILLCREST CONOCO

