

DATE SUBMITTED 8-4-93.

BUILDING PERMIT NO. 461031

FEE \$ Pd w/ Site Plan Review

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 123 Horizon Drive

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18' x 41'

SUBDIVISION Hamestead

SQ. FT. OF EXISTING BLDG(S) 25' x 60'

FILING Section 36 BLK _____ LOT _____

NO. OF FAMILY UNITS N/A.

TAX SCHEDULE NO. 2701-364-99-110

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Feather Petroleum

DESCRIPTION OF WORK AND INTENDED USE:
CAR WASH (Automatic)

ADDRESS 2492 Industrial Blvd.

TELEPHONE 303-242-5205

Stop n Save #3

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE H0

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 15' from property line

CENSUS TRACT 10 TRAFFIC ZONE 16

Rear 15' from property line

PARKING REQ'MT Per Plan

Maximum Height 65'

SPECIAL CONDITIONS: Landscaping Per Plan

Maximum coverage of lot by structures 35%

See file #96-93

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kristen Adcock Applicant Signature Larry V. Dauter

Date Approved 8/24/93 10/27/93 Date 8-4-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

DATE SUBMITTED 9-16-93

BUILDING PERMIT NO. 46299 ✓

FEE \$ PAID AT
SITE PLAN REVIEW

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 740 Horizon Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~3200 #1

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2701-364-00-030 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER (John Mass) / Leased by City of Grand Junction USE OF EXISTING BLDGS Taco Bell Restaurant

ADDRESS 250 N. 5th ST TELEPHONE 244-1539 (mark reph) DESCRIPTION OF WORK AND INTENDED USE: Construct New Building - VCB

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE H.O. DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 15' from property line or 65' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X

Side 15 from property line CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 15 from property line Parking Req'mt SEE PLAN

Maximum Height 65 File Number #8-93

Maximum coverage of lot by structures _____ Special Conditions: See File

Landscaping/Screening Req'd See File

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval [Signature] Applicant Signature [Signature]

Date Approved 9-16-93 Date 9/16/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)