

DATE SUBMITTED: 6-3-93

PERMIT NO. 45330N

FEE \$ 1000

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2260 NORTH AVE

SQ. FT. OF BLDG: 24x60

SUBDIVISION 23rd St Subdivision

SQ. FT. OF LOT: 100 x 200

FILING # — BLK # — LOT # 12

NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-124-19-023
#024

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

OWNER G W ARNOLD

USE OF EXISTING BUILDINGS:
gas station

ADDRESS 725 S 5th

DESCRIPTION OF WORK AND INTENDED USE:
exterior canopy

TELEPHONE: 242 5158

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

FOR OFFICE USE ONLY

ZONE CC C-1

FLOODPLAIN: DESIGNATED YES — NO X

SETBACKS: FRONT 5'

GEOLOGIC HAZARD: YES — NO —

SIDE 0 REAR 0

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT —

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.

Gonnie Edwards
Department Approval

George Crawford
Applicant Signature

6-3-93
Date Approved

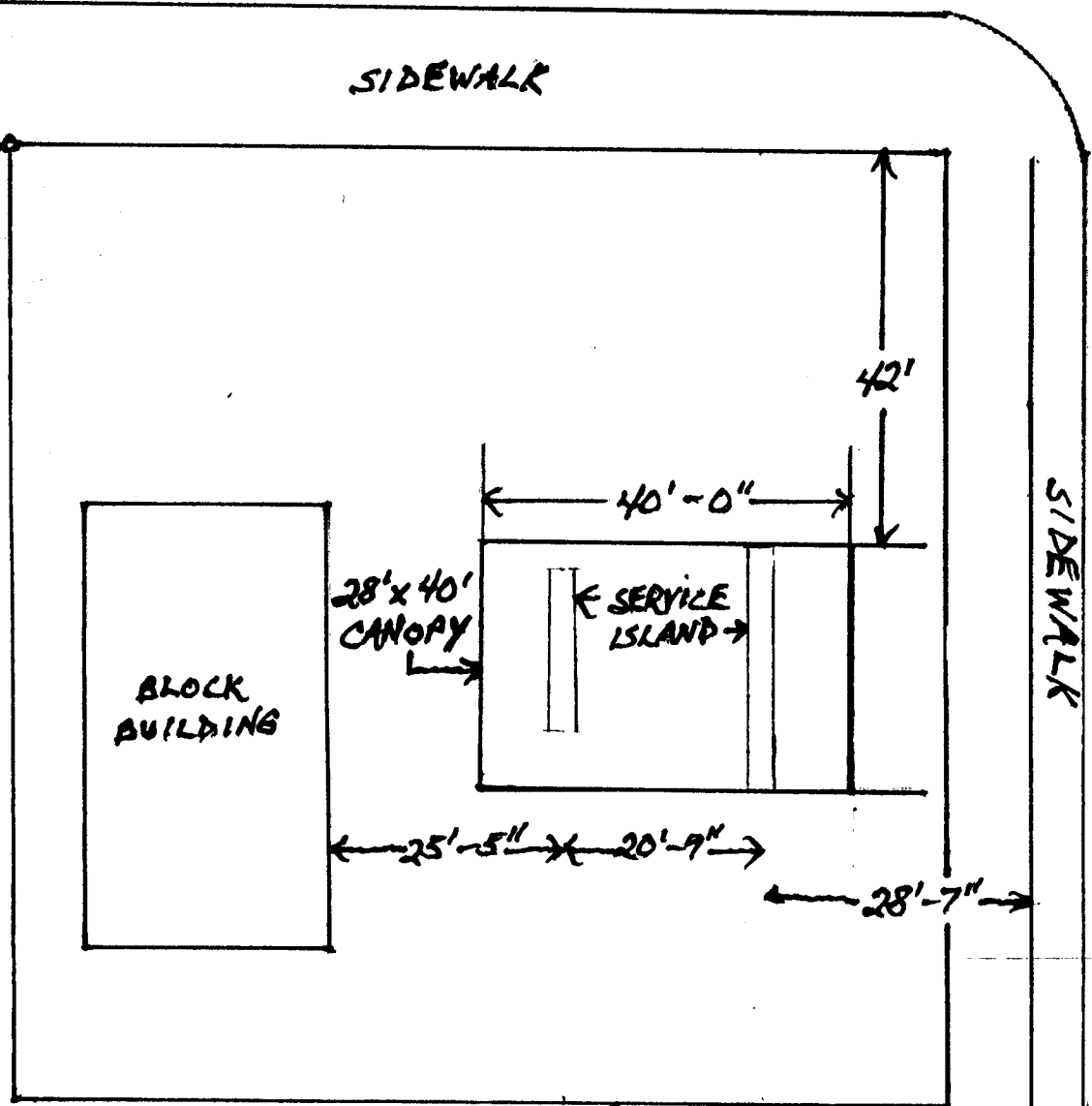
6-3-93
Date

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

N
NORTH

23 Rd
5 TRAIL

GEN POLE



SIDEWALK

NORTH AVE.

PROPERTY LINE