

DATE SUBMITTED: 4/12/93

PERMIT NO. 44666V
FEE \$ paid

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2896 North Ave.

SQ. FT. OF BLDG: see file # 32-93

SUBDIVISION Giffin (Roscoe) Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 1-4

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-074-15-007,
008,
009

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

OWNER Tom Minges

USE OF EXISTING BUILDINGS:
Convenience Store

ADDRESS _____

DESCRIPTION OF WORK AND INTENDED USE:
Relocate gas pump islands

TELEPHONE: _____

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 *see file # 32-93 for plan & letter of approval*

DETERMINED FLOORPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT see file

PARKING REQ'MT see plan

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.

Katherine M. Porter
Department Approval
4/12/93
Date Approved

Tom Minges
by Sally L. Enderwood
Applicant Signature
13 April 93
Date

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