

DATE SUBMITTED: 19 May 93

PERMIT NO. 45040 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2399 RIVER RD

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: fuel tanks & pumps

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945 081 00 096

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER MAYS CONCRETE INC

USE OF EXISTING BUILDINGS: office & shops

ADDRESS 2399 RIVER RD

DESCRIPTION OF WORK AND INTENDED USE: FUEL STATION

TELEPHONE: 243 5669

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

FOR OFFICE USE ONLY

Parcel 080115-0460 B

ZONE PI

Designated FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR fill #C24-68

CENSUS TRACT: 9 TRAFFIC ZONE: 11

MAXIMUM HEIGHT _____

PARKING REQ'MT no additional requirement

LANDSCAPING/SCREENING REQUIRED: no additional requirement

SPECIAL CONDITIONS: Fuel tanks & pumps to service business vehicles

no additional requirement

Must meet Building & Fire Dept. requirements necessary to vehicle & equipment storage area

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.

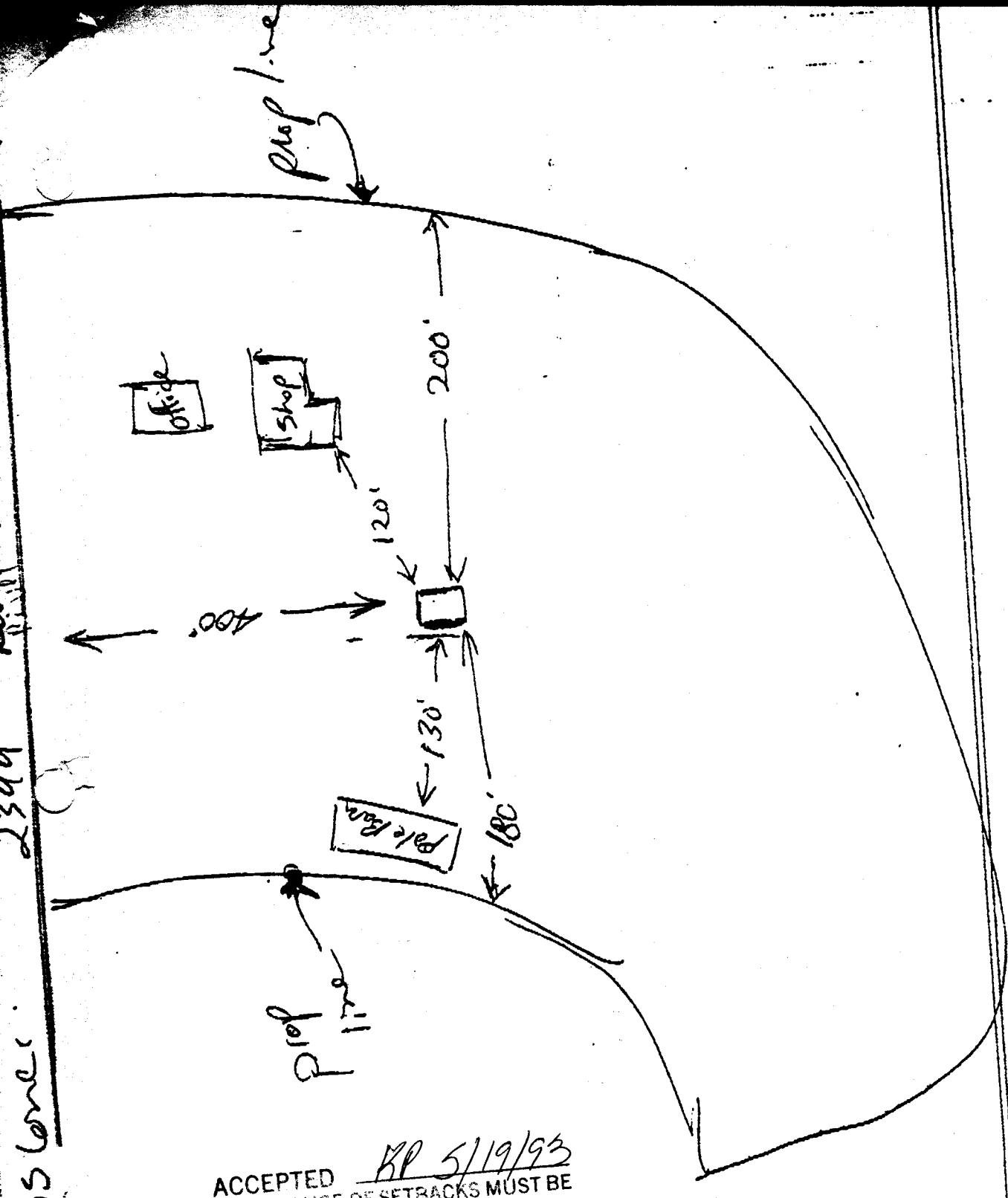
Kathy Peckham
Department Approval

[Signature]
Applicant Signature

5/19/93
Date Approved

19 May 1993
Date

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



Mays Lane
2399

ACCEPTED BP 5/19/93
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MAYS CONCRETE INC - 3032451143 05:58

NO. 474 002

ESTIMATED START OF CONSTRUCTION 6/1/93 ESTIMATED COMPLETION DATE 6/6/93
 for 20199a