

DATE SUBMITTED 4/4/94

BUILDING PERMIT NO. 48210

FEE \$ 10.00

### PLANNING CLEARANCE

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

BLDG ADDRESS 598-25 Road

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 2945-102-00-120

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER C&F Food Store

USE OF EXISTING BLDGS Convenience store

ADDRESS 1649 MAIN

DESCRIPTION OF WORK AND INTENDED USE:  
Adding canopy & new pump island

TELEPHONE 295 0392

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from property line or 55' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 0' from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear 0' from property line

Parking Req'mt existing

Maximum Height 40'

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: for new canopy and new pump island

Landscaping/Screening Req'd existing & additional proposed with revocable permit

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 Kathy Postma

Applicant Signature George Crawford

Date Approved 4/4/94

Date 4-4-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Weldon T Pump  
 George Crawford  
 242 5433

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

