

FEE \$ PAID W/SPR

BLDG PERMIT NO. 52004

TCP: \$0

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

300-1690-06-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2050 NORTH AVENUE TAX SCHEDULE NO. 2945-124-25-016
 SUBDIVISION ARCADIA VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 732 - CAR WASH
1025 - CONV STORE
 FILING BLK 6 LOT 12 SQ. FT. OF EXISTING BLDG(S) BLDG TO BE DEMO'D
 (1) OWNER FEATHER PETROLEUM CO NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 2492 INDUSTRIAL BLVD NO. OF BLDGS ON PARCEL
 BEFORE: - AFTER: 2 CONSTRUCTION
 (2) APPLICANT FRANCIS CONSTRUCTORS, INC USE OF ALL EXISTING BLDGS --
 (2) ADDRESS 507 FRUITVALE COURT DESCRIPTION OF WORK & INTENDED USE: NEW
 (2) TELEPHONE 303 - 434-9093 CONVENIENCE FOOD STORE / GAS STATION / CAR WASH

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Landscaping / Screening Required: YES NO
 SETBACKS: Front — from Property Line (PL) or Parking Req'mt 5 spaces
 No 21st 25ft from center of ROW, whichever is greater
 Side 0 ft. from PL Rear 0 ft. from PL
 Special Conditions: FILE # 95-57
 Maximum Height 40 ft.
 Maximum coverage of lot by structures N/A CENSUS TRACT 6 TRAFFIC ZONE 31

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 5-1-95
 Department Approval [Signature] Date 5-1-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A no change
 Utility Accounting Millie Fowler Date 5-1-95 3-4 empl.
1- Wash bay

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)