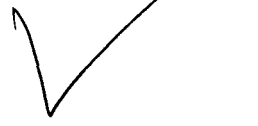


FEE \$ <u>PD W COV</u>
TCP \$ <u>NA</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>58815</u>
FILE # <u>COU-1997-0049</u>

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>599-29 1/2 Rd</u>	TAX SCHEDULE NO. <u>2943-082-11-016</u>
SUBDIVISION <u>North Park Estates Sub-</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>0</u>
FILING <u>---</u> BLK <u>1</u> LOT <u>112</u>	SQ. FT. OF EXISTING BLDG(S) <u>2680 #1</u>
(1) OWNER <u>TOTAL PETROLEUM</u>	NO. OF DWELLING UNITS BEFORE: <u>---</u> AFTER: <u>---</u> CONSTRUCTION
(1) ADDRESS <u>599-29 1/2 Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>241 1540</u>	USE OF ALL EXISTING BLDGS <u>CONVIENCE STORE</u>
(2) APPLICANT <u>DELBERT MCCLURE</u>	DESCRIPTION OF WORK & INTENDED USE: <u>INSTALL HW</u>
(2) ADDRESS <u>2510 SOBROADWAY</u>	<u>INSIDE EXISTING TOTAL CONVIENCE STORE</u>
(2) TELEPHONE <u>245-2938</u>	

✓ 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 PB Landscaping / Screening Required: YES --- NO X

SETBACKS: Front --- from Property Line (PL) Parking Req'mt ---
 or --- from center of ROW, whichever is greater
 Side --- from PL Rear NA Interior from PL
 Maximum Height --- Special Conditions: crease interceptor required per Persigo
 Maximum coverage of lot by structures --- CENS.T. 7 T.ZONE 54 ANNEX # ---

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 Delbert McClure Date 1/31/97
 Department Approval [Signature] Date 2/21/97
 Additional water and/or sewer tap fee(s) are required: YES --- NO X W/O No. ---
 Utility Accounting [Signature] Date 2-21-97 Fruitvale Area

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

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

Date Submitted: 2-11-97



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: TOTAL PETROLEUM

Address: 599-29 1/2 Rd

Telephone: 1-303-373-6053

Applicant's Name: DELBERT MCCLURE

Address: 2510 So Broadway Grand Junction

Telephone: 245-2938

Location of Property: 599-29 1/2 Rd

Tax Parcel No. 2943-082-11-016

Existing Use: CONVIENCE STORE + Gas Station

Proposed Use: CONVIENCE STORE + GAS STATION - add interior A&W

Other: related file #C-89-82

FOR OFFICE USE ONLY				
Zone: <u>PB</u>	Setbacks	F:	S:	R:
Special Conditions: <u>Interior - require for grease interceptor</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Delbert McClure
Applicant's Signature

1/31/97
Date

Trinity L. Alveda
Community Development Department Approval

2/21/97
Date

White - Community Development Dept.

Yellow - Customer