

DATE SUBMITTED: 1/4/91

PERMIT # 37718

FEE \$ 10.00

*Horizon Dr. Stop & Serve*

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 723 Horizon Dr.

SQ. FT. OF BLDG: Canopy 25 x 35 875 sq. ft. added

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2701-364-00-110

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2 - Bldg & Canopy

PROPERTY OWNER: Feather Petroleum

USE OF ALL EXISTING BUILDINGS:  
Retail Sales

ADDRESS: 2492 Industrial Blvd.

PHONE: 242-5205

DESCRIPTION OF WORK AND INTENDED USE:  
Add 1 dispenser & Extend Canopy Fuel Sales

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

### FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 65' <sup>front</sup> S 15' R \_\_\_\_\_

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 16

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Fire Dept. reviewed construction plans - see attached!

\*\*\*\*\* ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

DATE APPROVED: 1-4-91

APPROVED BY: [Signature]

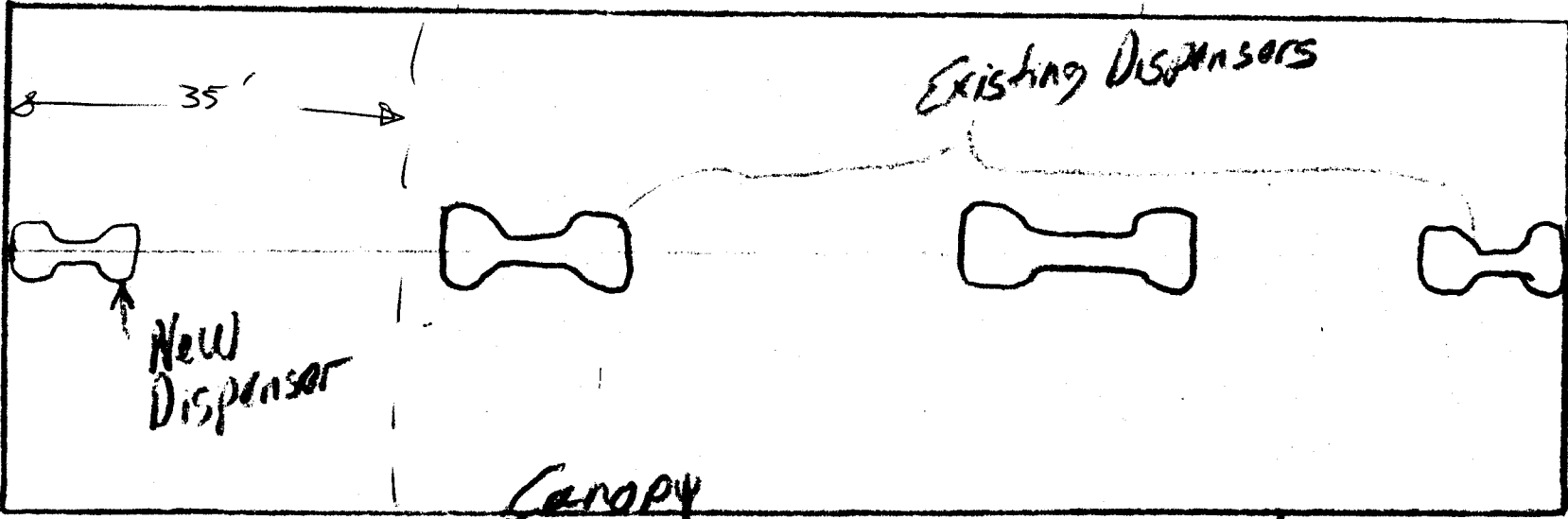
[Signature]  
SIGNATURE  
Eaton Metal Products

# Horizon Drive

sidewalk

Grass  
Concrete

45'  
10'  
25' 8"



10' Property Line

75'

Canopy

119'

30'

63'

45'

ACCEPTED ~~AKS~~ 1-4-91  
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.

Horizon Dr.  
723 Horizon Dr.  
Brand Junction Colo  
81506

Store

70' Property Line

175'

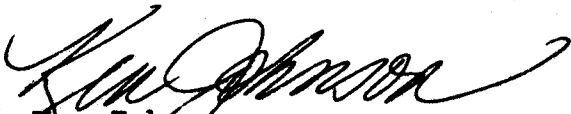
Property Line

January 4, 1991

To Whom it May Concern:

The Fire Department has reviewed the proposed construction plans for the Stop & Save at 723 Horizon Drive. There is no associated fire flow for the project.

We have no objections to the construction as proposed.

  
Ken Johnson  
Fire Marshal