

DATE SUBMITTED: 3/1/89

PERMIT # 32403

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 616 NORTH AVE.

58 FT. STORAGE
SQ. FT. OF BLDG: 3000 ^{8' x 26'}

SUBDIVISION: _____

SQ. FT. OF LOT: 5600

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

PROPERTY OWNER: Jessica Baggett

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 604 NORTH AVE.

Below Street, My Change Planning Dept

PHONE: 243-1081

DESCRIPTION OF WORK AND INTENDED USE:
* SELF CONTAINED METAL STORAGE UNIT TO
Service entrance ramp

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

VE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 35 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 47

PARKING SPACES REQ'D: 7 (based on 1620 sq ft sales area)

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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.)

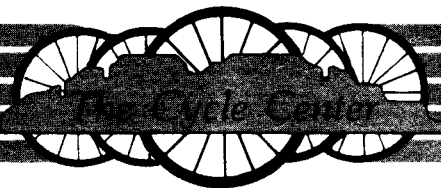
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

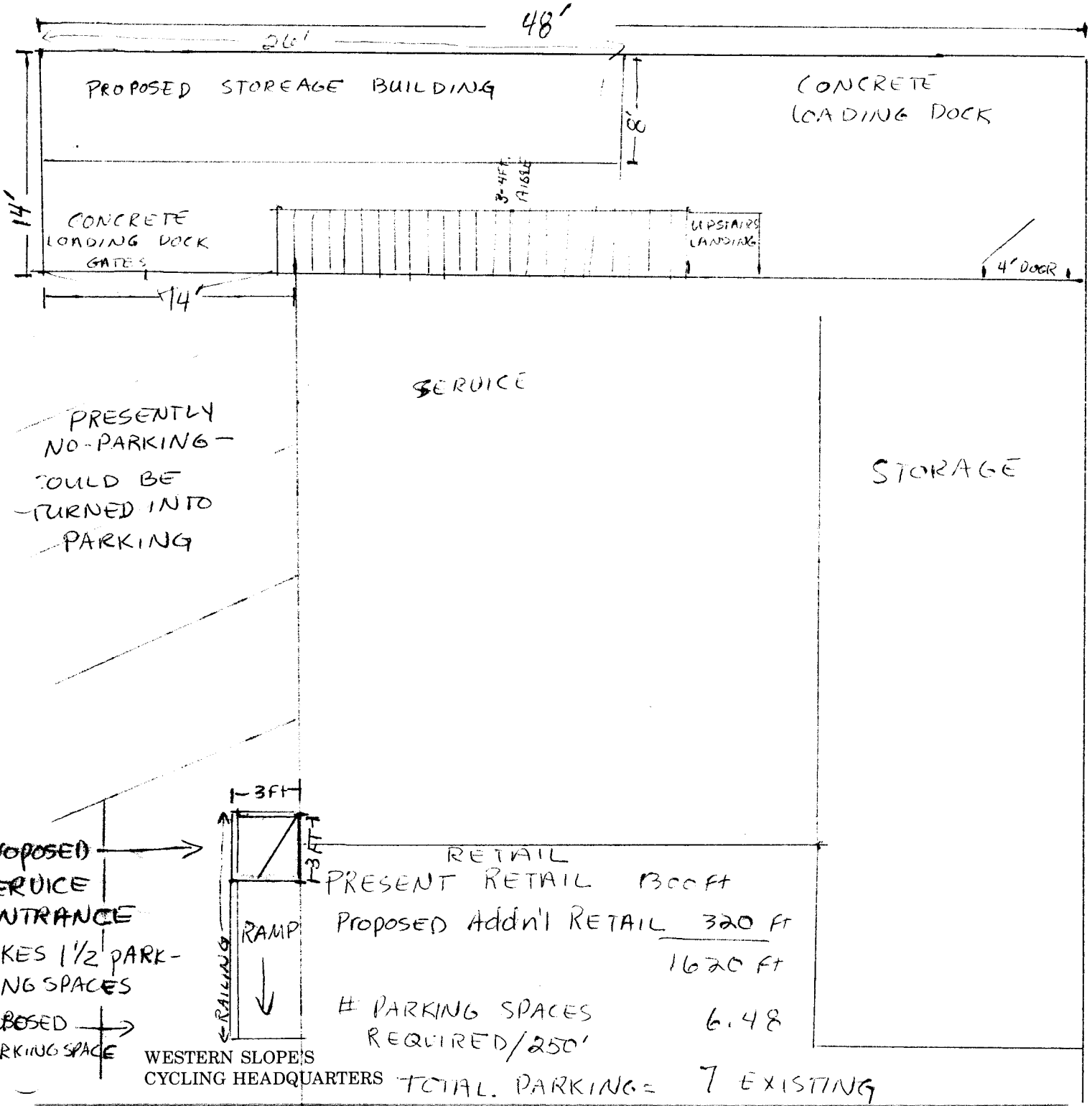
DATE APPROVED: 3/2/89

APPROVED BY: Kathy Pearson

Marianne Jones-Sybilis
SIGNATURE

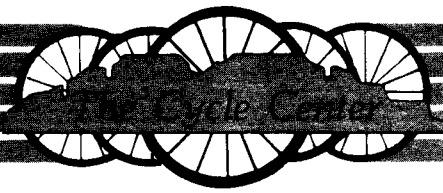


Bicycle Sales & Service



616 North Avenue, Grand Junction, Colorado 81501

303-242-2541

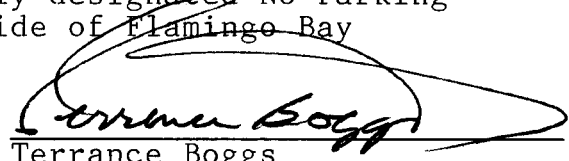


Bicycle Sales & Service

Letter of Agreement

This letter entitles the Cycle Center at 616 North Avenue,
Grand Junction, Colorado to twelve parking spaces in the
following locations: *During the term of the lease.*

Two spaces	South of building (facing N. Ave.)
Five spaces	West side of building
Three spaces	Presently designated No Parking
Two spaces	South side of Flamingo Bay

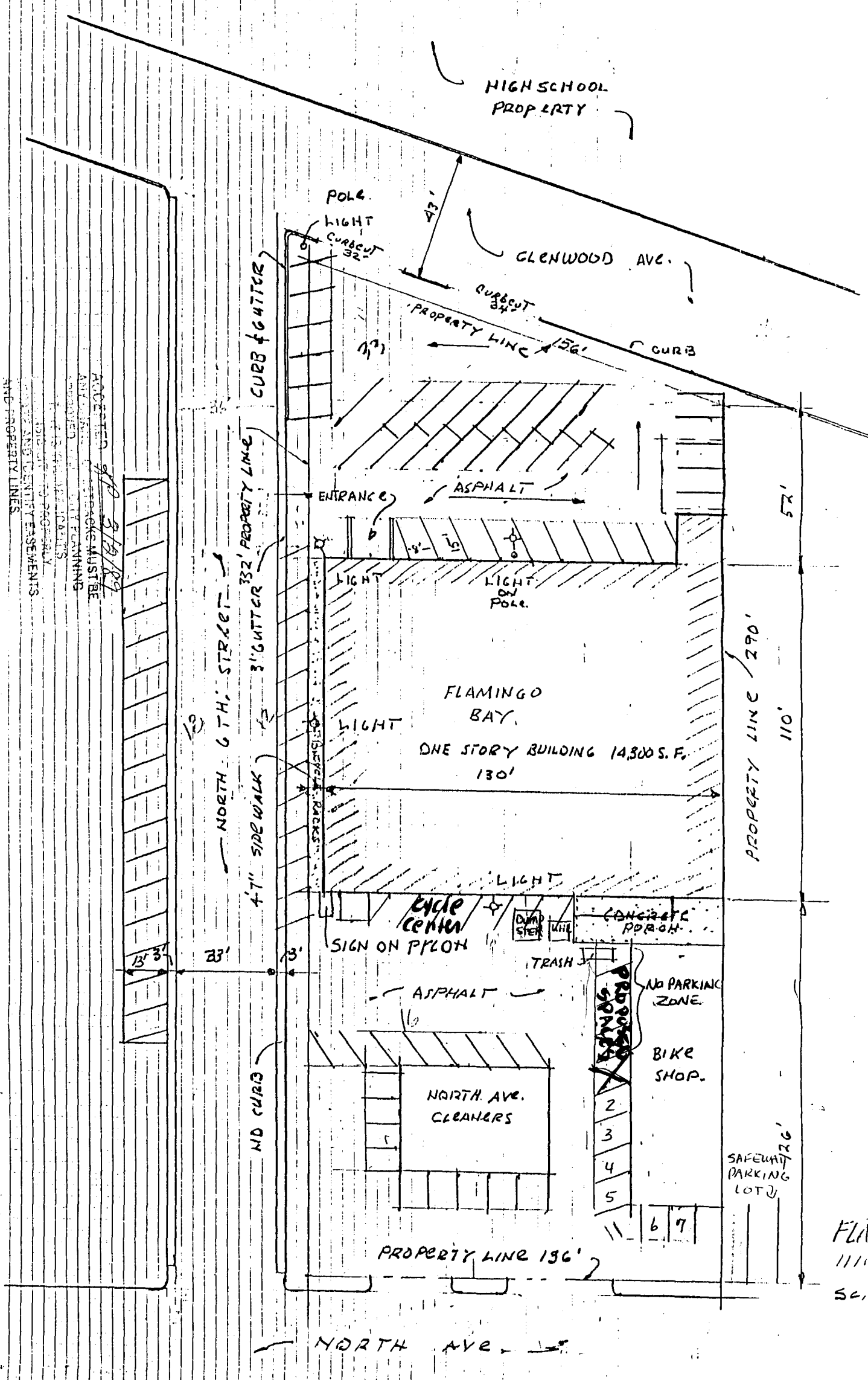

Terrance Boggs
Owner

WESTERN SLOPE'S
CYCLING HEADQUARTERS

616 North Avenue, Grand Junction, Colorado 81501

303-242-2541

ACCEPTED 3/12/84
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT BEFORE CONSTRUCTION
 BEGINS. THE CITY PLANNING
 DEPARTMENT IS NOT RESPONSIBLE FOR
 THE ACCURACY OF PROPERTY
 DIMENSIONS AND PROPERTY LINES



HIGH SCHOOL
 PROPERTY

GLENWOOD AVE.

FLAMINGO
 BAY

ONE STORY BUILDING 14,300 S.F.
 130'

CYCLE
 CENTER
 SIGN ON PYLON

CONCRETE
 PORCH

NO PARKING
 ZONE

BIKE
 SHOP

SAFETY
 PARKING
 LOT

NORTH AVE.
 CLEANERS

PROPERTY LINE 136'

NORTH AVE.

FLA
 111
 SC