

DATE SUBMITTED 8/30/93

BUILDING PERMIT NO. 46176

FEE \$ paid

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

102 93

BLDG ADDRESS 1125 North Ave
SUBDIVISION City of G.J.
FILING _____ BLK 1 LOT 5-8
TAX SCHEDULE NO. 2945-141-06-003
OWNER John Bellio
ADDRESS Box 150, Silt, CO 81652
TELEPHONE 876-2983
Leasee - Diorio's Pizza

SQ. FT. OF PROPOSED BLDG(S) ADDITION 500
Remodel
SQ. FT. OF EXISTING BLDG(S) 500
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

DESCRIPTION OF WORK AND INTENDED USE:
Conta. Handicap Bathroom table, chair

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE C-1
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear _____ from property line
Maximum Height Interior
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 2 TRAFFIC ZONE 36
PARKING REQ'MT 11 for restaurant
SPECIAL CONDITIONS: see file #102-93 - Parking modifications must be completed prior to issuance of C.O. (see attached site plan)

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Kathy Parker
Date Approved 8/30/93

Applicant Signature John Taylor
Date 8/11/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

DIORIO's John
1125 NORTH AVE. 243-1700

2945-141-

1 SQ = 5 FT.

- ① eliminate 1 space as shown below and cut curbing back
- ② Restrip east parking lot as shown with spaces being 9' wide and 21' long (minimums)
- ③ sign for entrance only as per traffic engineer's requirement.
- ④ sign for exit only as per traffic engineer's requirement.

← BACK ALLEY →

5 spaces on back

1350 sq. ft.

DIORIO'S

32 seats requires 11 parking spaces

280
5 parking spaces required if bldg is ^{285 sq. ft.} _{285 sq. ft.}

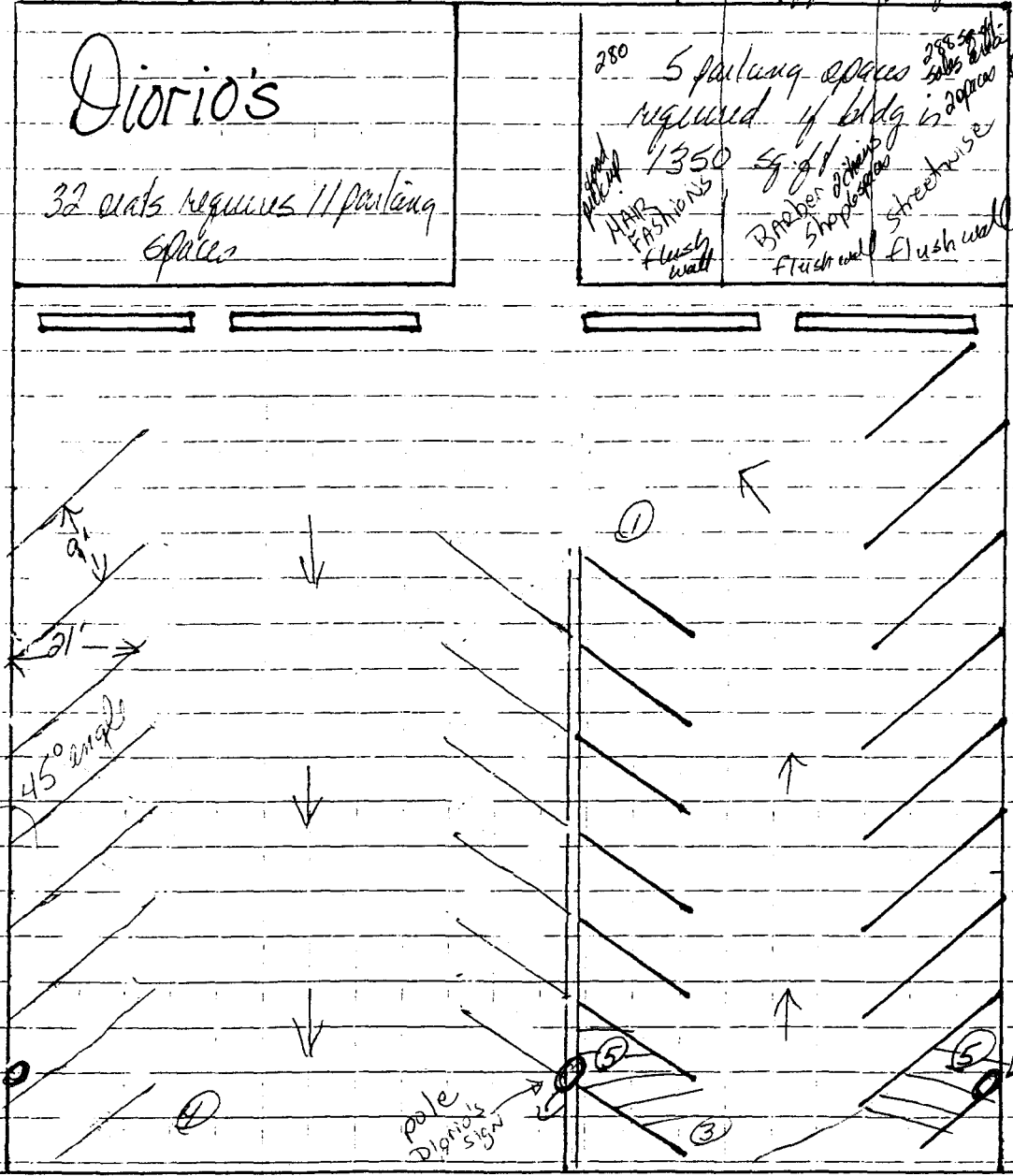
1350 sq. ft. _{285 sq. ft.}

HAIR FASHIONS
Barbers shop
Flush wall
Flush wall

⑤ Eliminate 2 spaces that back out onto the sidewalk

KP 8/30/93

LOCATIONS OF EQUIPMENTS AND PROPERTY LINES



← NORTH AVENUE →

106 ft. width
#1 4540

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2945-141-

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HAIR FASHIONS
flush wall

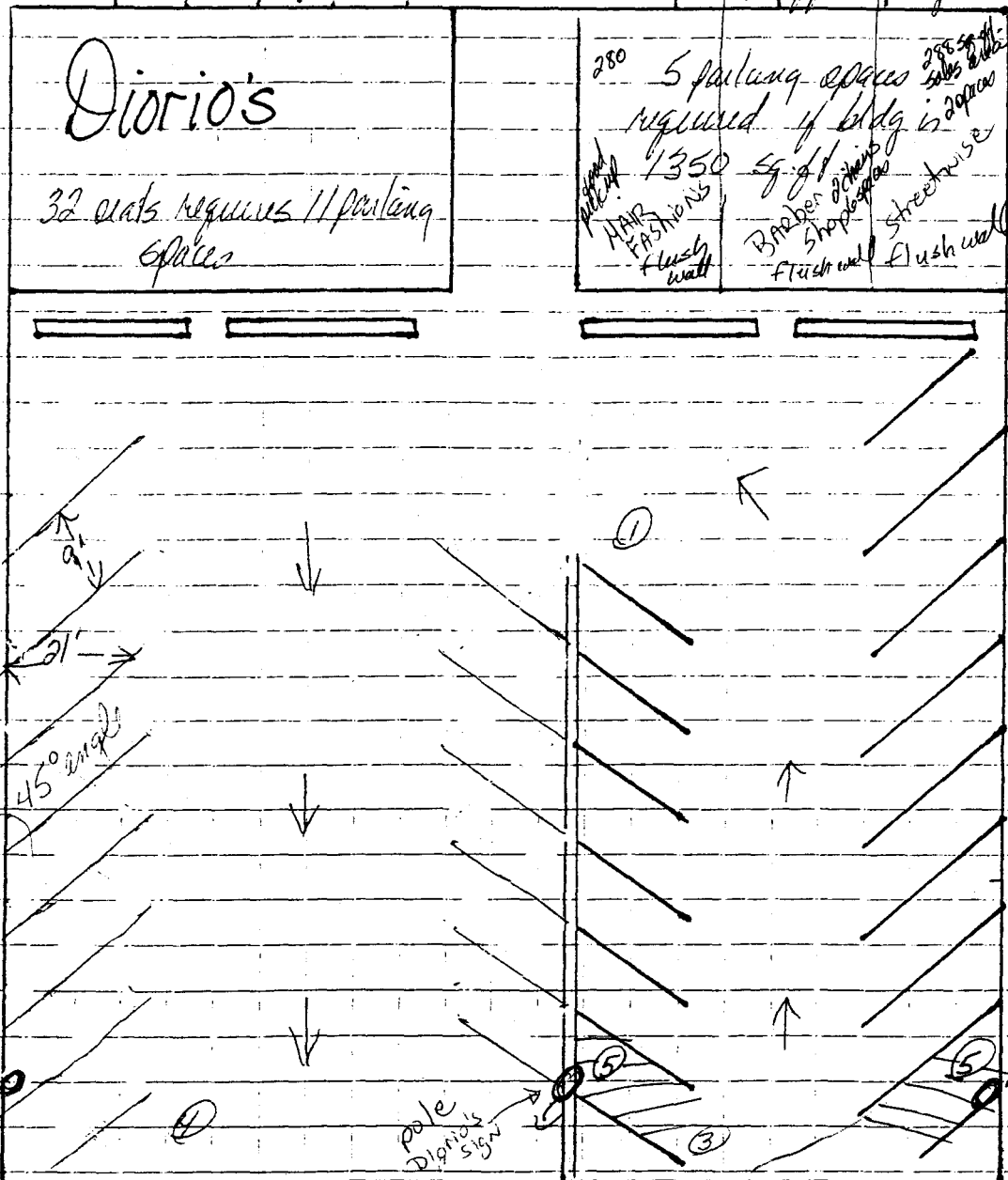
Barbers shop
flush wall

285 sq. ft. 2 spaces
streetwise

⑤ Eliminate 2 spaces that back out onto the sidewalk

KP 8/30/93

EXISTING CURB, SIDEWALK, DRIVEWAY, DRIVE, AND PROPERTY LINES.



pole no signs

pole Diorio's sign

pole BARBERSHOP sign streetwise

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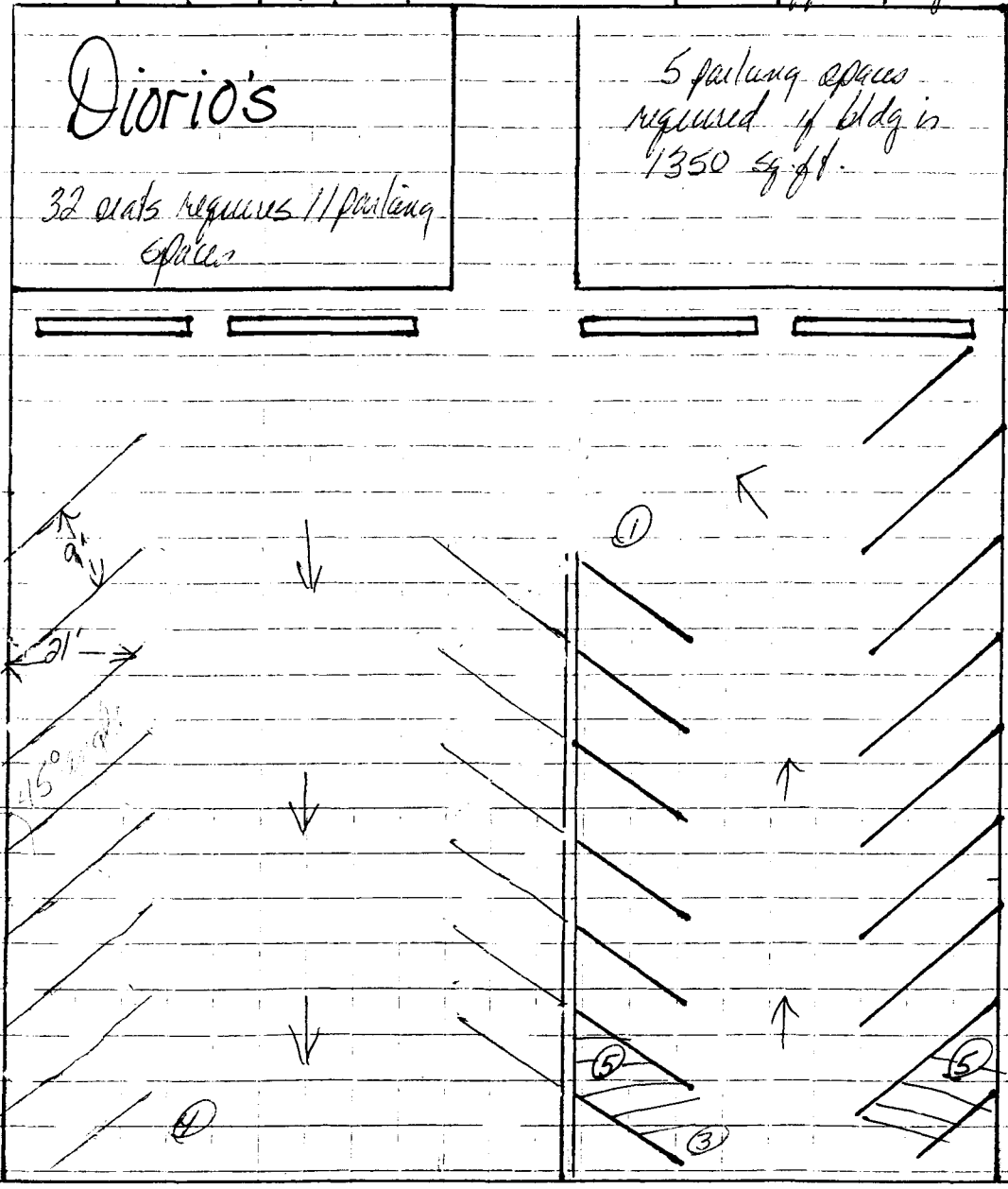
Diorio's

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ACCEPTED KP 8/30/93
 ANY CHANGE OF
 ADDRESS OR
 DEPT. OF THE
 REQUIREMENTS
 LOCATE AND MARK ANY ENCUMBRANCES
 AND PROPERTY LINES.



← NORTH AVENUE →

106 ft. width
 441 4540

DIORIO'S John
 1125 NORTH AVE. 243-1700

2945-141-

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← BACK ALLEY →

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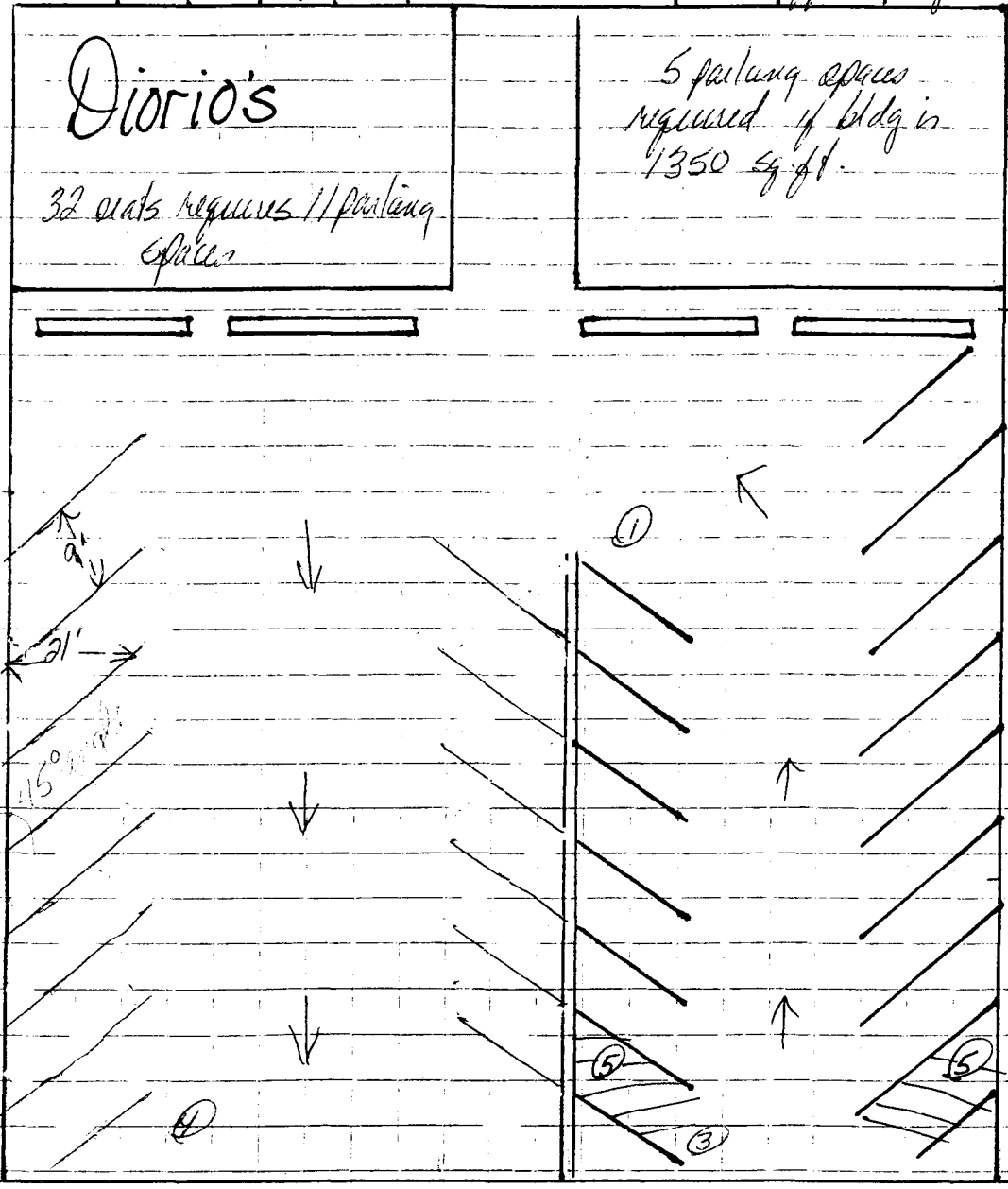
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 441 4540