

#162-94

FEE \$

BLDG PERMIT NO. 50195

### PLANNING CLEARANCE

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

100-1010-09-5

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 124 North First TAX SCHEDULE NO. 2945-143-13-001

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) approx. 1300 ft<sup>2</sup>

(1) OWNER Schuesswohl Oil Company NO. OF DWELLING UNITS  
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 123 So. 6th Street

(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Budget Auto Sales & Rentals USE OF ALL EXISTING BLDGS VACANT

(2) ADDRESS 2828 Walker Field DESCRIPTION OF WORK & INTENDED USE: USED

(2) TELEPHONE 303-244-9155 CAR LOT & RENTALS (Autos)

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-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front 55 ft. from Property Line (PL) or Parking Req'mt NONE - in DDA area  
55 ft. from center of ROW, whichever is greater

Side 0 ft. from PL Rear 0 ft. from PL Special Conditions: Change of Use; File #162-94

Maximum Height 40 ft.

Maximum coverage of lot by structures N/A CENSUS TRACT 1 TRAFFIC ZONE 42

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 10/18/94

Department Approval [Signature] Date 10/19/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A

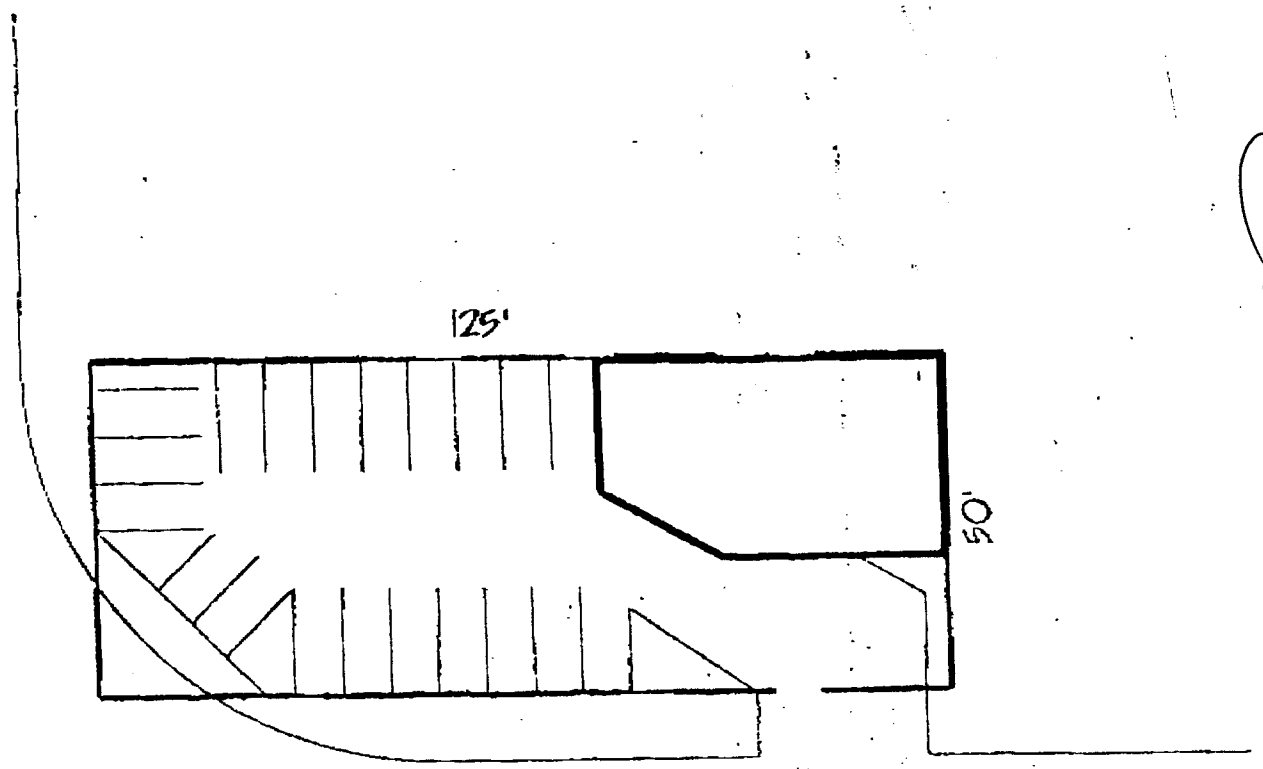
Utility Accounting Millie Fowler Date 10-19-94

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)

OCT-14-94 FRI 16:07 ROY B MOORE & ASSOC

ROOD STREET



FIRST STREET

124 North First Street  
 Diagram shows lot as shown on property tax map.  
 The above diagram shows 7' parking stalls for displaying  
 of vehicles. As you will see from the diagram, we have  
 shown the Rood Street entrance as being blocked off with  
 vehicles on display. We would like to reserve the right  
 to either block off the Rood Street entrance or leave it  
 open.

10-19-94  
 [Signature]  
 ACCEPTED  
 ANY CHANGE OF SEWER WORKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.