

FEE \$ 110.00 *pd w/ site plan review*

BLDG PERMIT NO. 50045

PLANNING CLEARANCE

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

2. 2-1860-07-4 Grand Junction Community Development Department

TC 12002

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 908/910 N 1st

TAX SCHEDULE NO. 2945-142-12-012

SUBDIVISION City

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 12 LOT 23&24

SQ. FT. OF EXISTING BLDG(S) 2300 approx.

(1) OWNER Bill R. & Linda D. Clevenger

NO. OF DWELLING UNITS

532 Grand ~~XXXXXX~~ Valley Dr

BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS Grand Junction, Co. 81504

NO. OF BLDGS ON PARCEL

(1) TELEPHONE 434-0711

BEFORE: one AFTER: one CONSTRUCTION

Bill R. & Linda D. Clevenger

Vacuum Cleaner Sales &

(2) APPLICANT 532 Grand Valley Drive

USE OF ALL EXISTING BLDGS Used Auto Sales

(2) ADDRESS Grand Junction, Co. 81504

DESCRIPTION OF WORK & INTENDED USE: add exterior door and two windows for used auto sales office

(2) TELEPHONE 434-0711

✓ 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 _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt 5 spaces; per plan # 157-94

Side _____ from PL Rear _____ from PL

Special Conditions: Landscaping per plan prior to C.O. or Impr. Agr & Guarantee required

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 1 TRAFFIC ZONE 4Z

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 Bill R. Clevenger

Date 9/17/94

Department Approval Karen Z. Adkins

Date 9/10/7/94

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

Utility Accounting Millie Fowler

Date 10-7-94

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)

4' X 65' GRAVEL AREA WITH 6 SHRUBS AS SHOWN (X)

PARKING AREA
EMPLOYEE + CUSTOMERS
① ② ③



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
OCT 05 1994

Approved Plan GRASS +
LOW SHRUBS
10/7/94
KCA

Building

Sidewalk

Sidewalk

Sidewalk

New Area

30 FT

5 FT

Sidewalk

5 FT

5 FT

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

LANDSCAPE PLAN CALLS FOR NEW LANDSCAPE AREAS TO IMPROVE THE APPEARANCE OF THE SITE AS SHOWN. FUTURE PLANS CALL FOR DEMOLITION OF EXISTING BUILDING REPLACING WITH A SMALLER BUILDING AND ADDING ADDITIONAL LANDSCAPING.

EXISTING BUILDING

