

DATE SUBMITTED 5/20/94

BUILDING PERMIT NO. 48683

#89 94

FEE \$ pd w/site Plan Review #89-94; receipt #1209

Do NOT Remove PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 2122 North Ave
SUBDIVISION 23rd St Subdivision
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2945-124-00-019
OWNER Royce + Janice Cavelli
ADDRESS PO Box 520 Paonia Co 81428
TELEPHONE 527 4568

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA
SQ. FT. OF EXISTING BLDG(S) 13,000
NO. OF FAMILY UNITS 1 COMMERCIAL
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
USE OF EXISTING BLDGS Shop / Showroom / Office
DESCRIPTION OF WORK AND INTENDED USE: Rehabilitation / Maintenance - Used Car Sales

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-1
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side 10' from property line
Rear 10' from property line
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd see file

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 6 TRAFFIC ZONE 31
Parking Req'mt see file
File Number 89-94 See Plan in File
Special Conditions: (1) Submission and approval by Comm. Dev. Dept. of Landscape Plan
(2) Applicant required to obtain Reversible Permit ~~for landscaping in the ROW~~

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 5-20-94

Applicant Signature Royce Cavelli
Date 5/8/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
no add'l fees 5/20/94 - [Signature]
(White: Planning) (Yellow: Customer) (Pink: Building Department)