

DATE SUBMITTED: 11/14/90

PERMIT # 37469

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2882 North Ave

SQ. FT. OF BLDG: 3600

SUBDIVISION: _____

SQ. FT. OF LOT: 20000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2943-074-00-064

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Syd Pincock

USE OF ALL EXISTING BUILDINGS:
Retail

ADDRESS: 410 Ridgeway Dr. G.J.

PHONE: 245-9447

DESCRIPTION OF WORK AND INTENDED USE:
Remodel interior / retail carpet sales.

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

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: 4

CENSUS TRACT #: 6

LANDSCAPING/SCREENING: Existing

TRAFFIC ZONE: 30

Sales area = 1000

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: 11-14-90

APPROVED BY: [Signature]

[Signature]
SIGNATURE

2882 NORTH AVE.

2143-074-00-064
120434 ✓

17-AD
FORM 210 1/84-1/79

COMMERCIAL PROPERTY APPRAISAL RECORD

(A) CITY OR TOWN (ABA) SCHEDULE NO. (DAI) MAP NO. (DAF) TAX AREA (AAA) PARCEL NO.

2043-074-00-064
FENNETT DOROTHY F
TACT 10300
ACRES: .36
2882 NORTH AVE
GRAND JCT CO 81501
S 220FT OF W 110FT OF S2SW4SE4SE4 SEC 7 1S 1E EXC S
40FT FOR HWY + EXC W 20FT FOR RD
IVES LOWELL F + LOU ANN 1544-597 9/11/85
W D J T NE
LOVE, JEAN 10-3-86=1627-408=WD-208,900=MK5

Table with columns: TWP RANGE, (DAA) TWP NO., (EAA) DESIRABILITY, (MAE) & (HAF) JOB OR PAGE CLERK'S NO., (HAI) TYPE DEED, (HAB) DOC. FEE.



Table with columns: (HBB) VERIFIED SALES PRICE, (HBF) VER. CODE, (JFA) ON LAND.

Table with columns: NO ATTRIBUTES, DATE OF IMPS, PAVED ST, GRAV ST, UNIMPROVED, SIDEWALK, CURB & GUT, ST LIGHTS, ALLEY, Combination, Hotel, (IAA) OCCUPANCY, (IAC) FURNISHED.

Table with columns: PUBLIC WAT, WELL WAT, PUB SEWER, DRP SYSTEM, NAT GAS, ELECTRICITY, DATE, (SBE) SIZE, COMPARABLE SALES REFERENCE, BASE UNIT VALUE, SALES ADJUSTMENT FACTORS, ADJ. BASE UNIT VALUE, TOTAL LAND VALUE.

Table with columns: LEVEL, HIGH, STEEP, LOW, DATE, REPLACEMENT COST REV, AREA FACTOR, (HAM) ADJ. RCN, PHYSICAL, DEPRECIATION ECONOMIC, FUNCTIONAL, (HAM) RCNLD, LAND VALUE, TOTAL VALUE.

Table with columns: HILLY, RET WALL, REPRESENTATIVE, IRREGULAR SHAPE, CORNER LOT, VIEW, ST FRONT, SALES REFERENCE NAME/NO., NO. VALUE PER SQ. FT., ADJUSTMENTS, ADJ. VALUE PER SQ. FT., SUBJECT SQ. FT. AREA, SUBJECT INDIC. VALUE, YEAR, (SBO) LAND, (FBC) IMPS, TOTAL, LAND, IMPS, TOTAL.

WALL HEIGHT 12' APPRAISER 3300 CONDITION A 19 ADDRESS _____ (AZ)CARD 1 OF 2 CARDS
 4-77 / 3-5-
 STORIES 1 DATE _____ 19 _____ BLDG. NO. _____
 120434
 (AAA)PARCEL NO. _____
 3600 # 240 LF

1	FOUNDATION	Grade	Quantity	Unit Cost	Cost	6	FLOORS	Grade	Quantity	Unit Cost	Cost	9	HEATING & COOLING	Grade	Quantity	Unit Cost	Cost	11	PLUMBING	Grade	Quantity	Unit Cost	Cost	
A	Concrete					A	Concrete					4	F.A., A.C., Vnt. Con.					A	3 Fix. Bath					
							On Grade - 1"					5	Hot Water Rad.					B	3 Fix. Same Stock					
B	Block						Reinf.					6	Hot Water Bsbd.					C	2 Fix. Bath			1		
							Twin Tee					7	H. Wat Bsbd. w/A.C.					D	2 Fix. Same Stock			1		
E	Bemt. Exc.						Elevated Slab					8	Evaporative Coolers		3600 #	1.26	4596	E	Levatory			1		
							Wood Framing					9	Wall Mntd. A. C.					F	Toilet					
2	EXTERIOR WALLS											10	Central A. C.					G	Urinel w/H			1		
A	Frame																	H	Shower					
B	8" Block						Steel Joists											I	Sink K.I.T			1		
C	12" Block						Covering					10	DOORS											
D	Face Brick						VINYL TILE			450 #		A	Stock 5/4 wood		4									
							HARDWOOD DANCE			396 #		B	Special											
							FLDR						AL GLASS		2									
													CLASER		6									
3	WINDOWS						No. of Units	No. of Rooms																
A	Double Hung					7	INTERIOR FINISH	Grade	Quantity					12	OTHER BLDG. ITEMS									
B	Casement						A	Apartment Bldgs.																
C	Sliding						B	Office Bldgs.																
D	Fixed Sash						C	Banks - S & L																
E	Store Front						D	Stores																
F	Add'l Items						1	Super Market																
							2	Retail Store																
4	STRUCTURAL						E	Restm/Tavern			4 3600 #													
A	Steel	Fire					F	Mtl., Mtl., Motor Htl.																
B	Reinf. Concrete						G	Auto Agency																
							1	Showroom & Office																
							2	Service Area																
							H	Medical Clinics																
C	Wood Timber						I	Nursing Homes																
5	ROOF						J	Theaters																
1	Flat						K	Garages & Whse.																
A	Wood Joist						8	ELECTRICAL																
B	Steel Deck																							
C	Lam. Beam																							
D	Reinf. Concrete																							
2	Trussed																							
A	Bowstring						9	HEATING & COOLING																
B	Triangle or Howe						A	Apartment - Hotel																
C	Truss						B	Office																
3	Pitched L - M - N						D	Stores																
A	Laminated						E	Restm - Tavern																
B	Wood						1	Forced Air			3600 #													
							2	F.A. w/A. C.																
C	Galv. Iron						3	F.A., A.C., Vnt. Ind.																

REMARKS (FAE) ON IMPS.	COST	QUALITY M-A-G	SUBTOTAL
FROM WORSNALL SWIER			134552
JAN 12-85			
9A Year Constructed	1980	12Q ARCH. FEE	%
9B Adjusted Age (Effective)	71	TOTAL R.C.N.	
Economic Life	80	AREA FACTOR	1.02%
Normal Percent Good	61	(HAM) ADJ. R.C.N.	137742
9E Condition Percent	100	ADJUSTED % GOOD	375%
9F Functional Percent	100	R.C.N. L.D.	102782
9G Economic Percent	100	Cost Sq. Ft.	R.C.N.
Adjusted Percent Good	100	R.C.N.L.D.	

SCALE 1 1.0

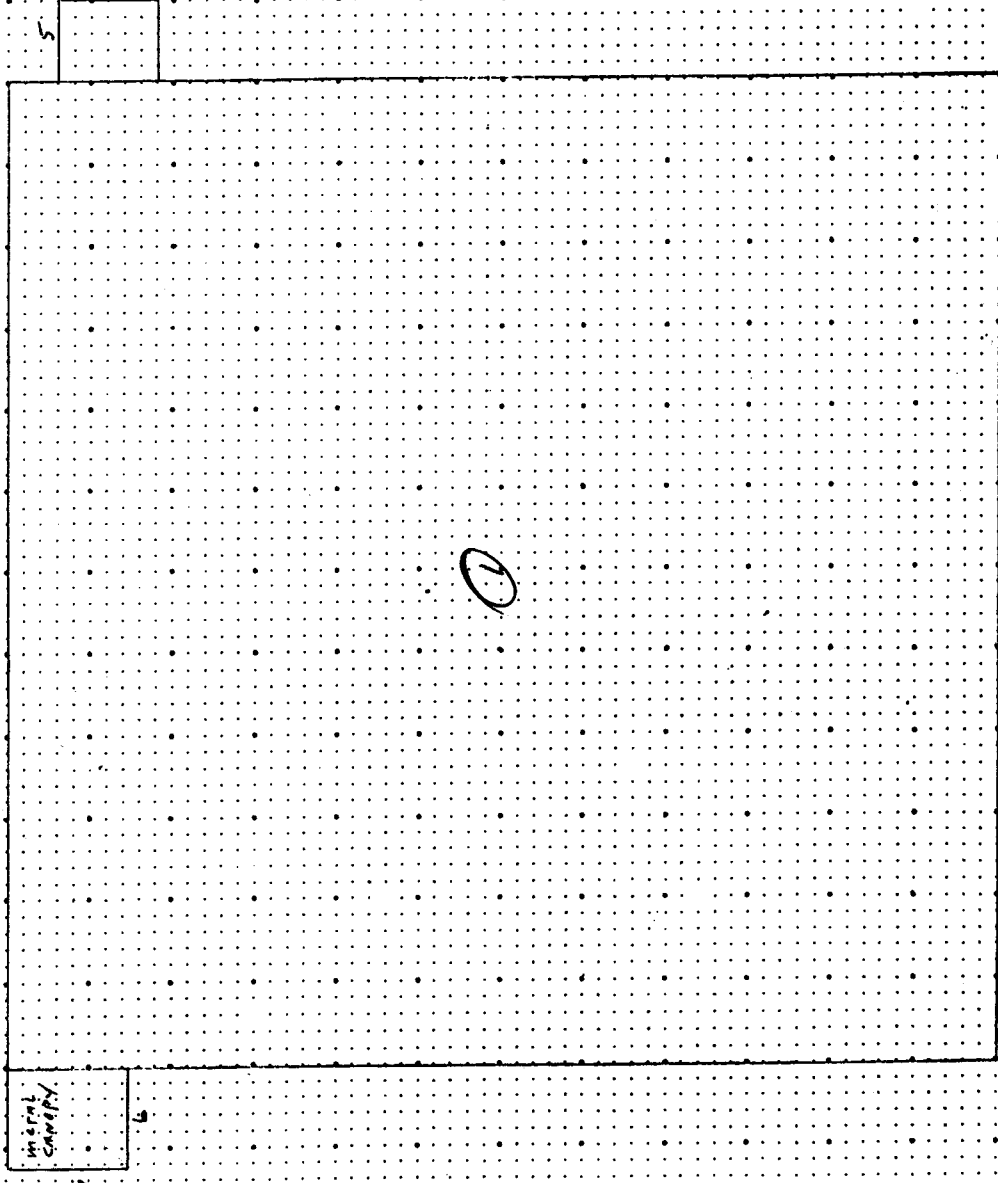
CARD 2 OF 2 CARDS

120434

60

60

3600 A



internal
capacity

7

5
6

INTERNAL
ENERGY

INTERNAL
CAPACITY

6

7

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