

FEE \$ pd w/ #136-9

LDG PERMIT NO. _____

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 935 North Avenue

TAX SCHEDULE NO. 2945-141-04-027

SUBDIVISION City of GJ

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000 sq ft

FILING _____ BLK 3 LOTS 7-16 21-24

SQ. FT. OF EXISTING BLDG(S) ~30,000 sq. ft.

(1) OWNER Richard Sparkman

NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 945 North Avenue

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT Art Butts

USE OF EXISTING BLDGS retail, warehouse

(2) ADDRESS 403 Teller

DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-2977

Warehouse - 1-restroom for workers

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PB

Maximum coverage of lot by structures _____

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

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions #136-94

Maximum Height 22 ft.

CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature Art Butts

Date 10/12/94

Department Approval Tom Dixon

Date 10-12-94

Additional water and/or sewer tap fee(s) are required: YES NO _____

W/O No. 7895-116/warehouse

Utility Accounting Melba Fowler

Date 10-12-94

no increase in employees

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)