

FEE \$ N/C

DG PERMIT NO. 48751

### PLANNING CLEARANCE

3003-0950-09-8 (site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2882 North Ave TAX SCHEDULE NO. 2943-074-00-064

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Syd & Karen Pincock NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

(1) ADDRESS 410 Ridgeway Dr.

(1) TELEPHONE 245-7073 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION \_\_\_\_\_

(2) APPLICANT \_\_\_\_\_ USE OF ALL EXISTING BLDGS carpet-sales/warehouse

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: knock 1 wall down - 3 windows in front. tape & texture

(2) TELEPHONE \_\_\_\_\_ MAKING STORAGE ROOM INTO SHOWROOM  
under 20 employees

✓ 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-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear NA from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

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 5/23/94

Department Approval [Signature] Date 5/23/94

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

Utility Accounting Millie Fowler Date 5-23-94

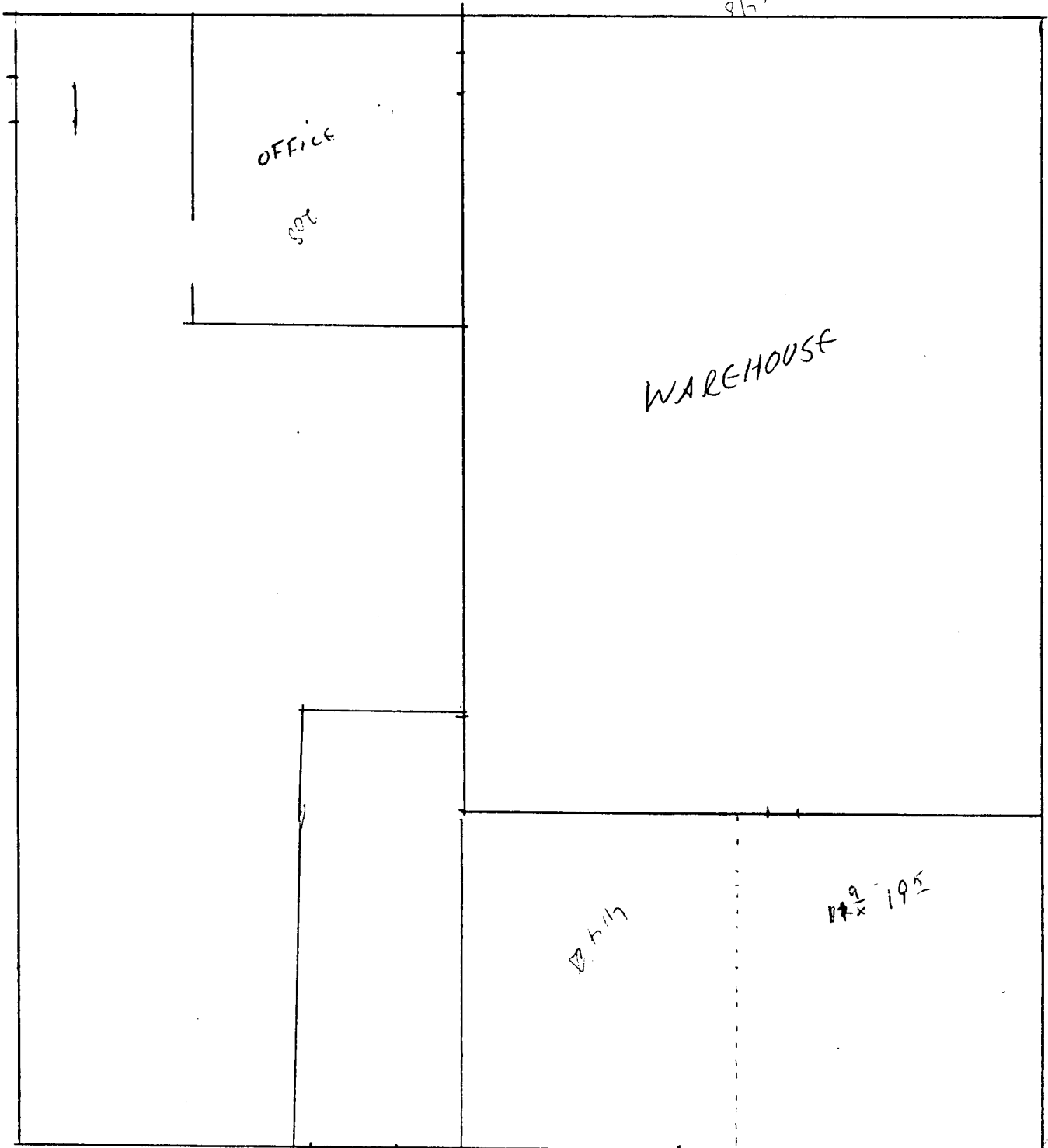
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Mr. Carpet  
2882 North Ave.

Lot 5

87x95



1726

YKA 5/23/14  
[Faint, illegible text]

Knock wall down  
Finish floor  
Texture walls + ceiling  
Put in electrical outlets  
No structure walls