

FEE \$ 5.00

BLDG PERMIT NO. 57043

PLANNING CLEARANCE

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

Grand Junction Community Development Department

03-0220-05-4

THIS SECTION TO BE COMPLETED BY APPLICANT



BLDG ADDRESS 2893 North Ave.

TAX SCHEDULE NO. 2943-181-05-020

SUBDIVISION Ernest Sparrn Subd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING BLK 1 LOTS 1-3

SQ. FT. OF EXISTING BLDG(S) 4,300ft²

(1) OWNER Tom Lamb

NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 1405 Wellington Ave. #44

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

(1) TELEPHONE 303-242-3141 W.

USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Tom Lamb

DESCRIPTION OF WORK & INTENDED USE: Interior

(2) ADDRESS same

Remodel.

(2) TELEPHONE 303-245-9169 H.

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 55 from Property Line (PL) or Parking Req'mt 15 spaces available
55 from center of ROW, whichever is greater

Special Conditions: Interior Remodel - No

Side 0 from PL Rear 0 ^{10ft from res.} from PL

change of use

Maximum Height 40 ft

CENSUS TRACT 7 TRAFFIC ZONE 39

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 2-3-95

Department Approval [Signature]

Date 2-3-95

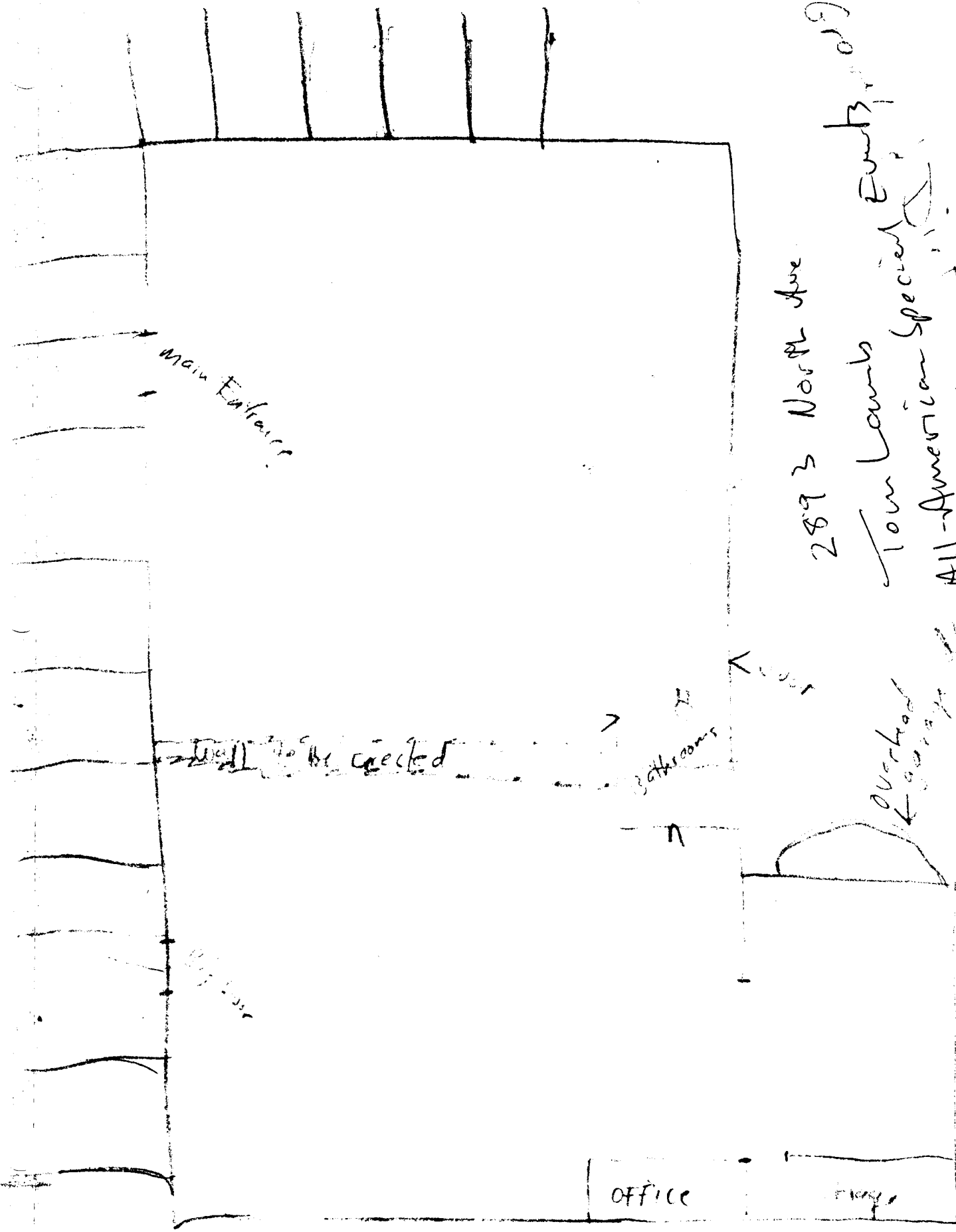
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A

Utility Accounting Millie Fowler

Date 2-3-95

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)



2893 North Ave

Tom Lamb
 All-American Specialist
 242-3141

Office

Storage

Main Entrance

wall to be erected

Bathrooms

Overhead Garage