

FEE \$ Paid w/SPR

BLDG PERMIT NO. 59290

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

TEP \$ 500  
P = \$ 750  
1002-0770-05-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 237 S. Ave.

TAX SCHEDULE NO. 2945-143-46-001

SUBDIVISION \_\_\_\_\_

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) 3500

(1) OWNER Daniel J E Beatrice K Carlson

NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 237 S. Ave

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

(1) TELEPHONE 303/242-7264

USE OF ALL EXISTING BLDGS Yes

(2) APPLICANT Kaye Carlson

DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) ADDRESS 303/242-2068

up stairs of business for residential

(2) TELEPHONE 303/242-2068

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 I-1

Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front — from Property Line (PL) or Parking Req'mt 2 spaces  
25 from center of ROW, whichever is greater

Special Conditions: None

Side 0 from PL Rear 0 from PL

Maximum Height 65  
Maximum coverage of lot by structures N/A

CENSUS TRACT 1 TRAFFIC ZONE 43

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 Beatrice Kaye Carlson

Date 11/14/94

Department Approval [Signature]

Date 1/3/95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8051

Utility Accounting Millie Fowler

Date 1-3-95

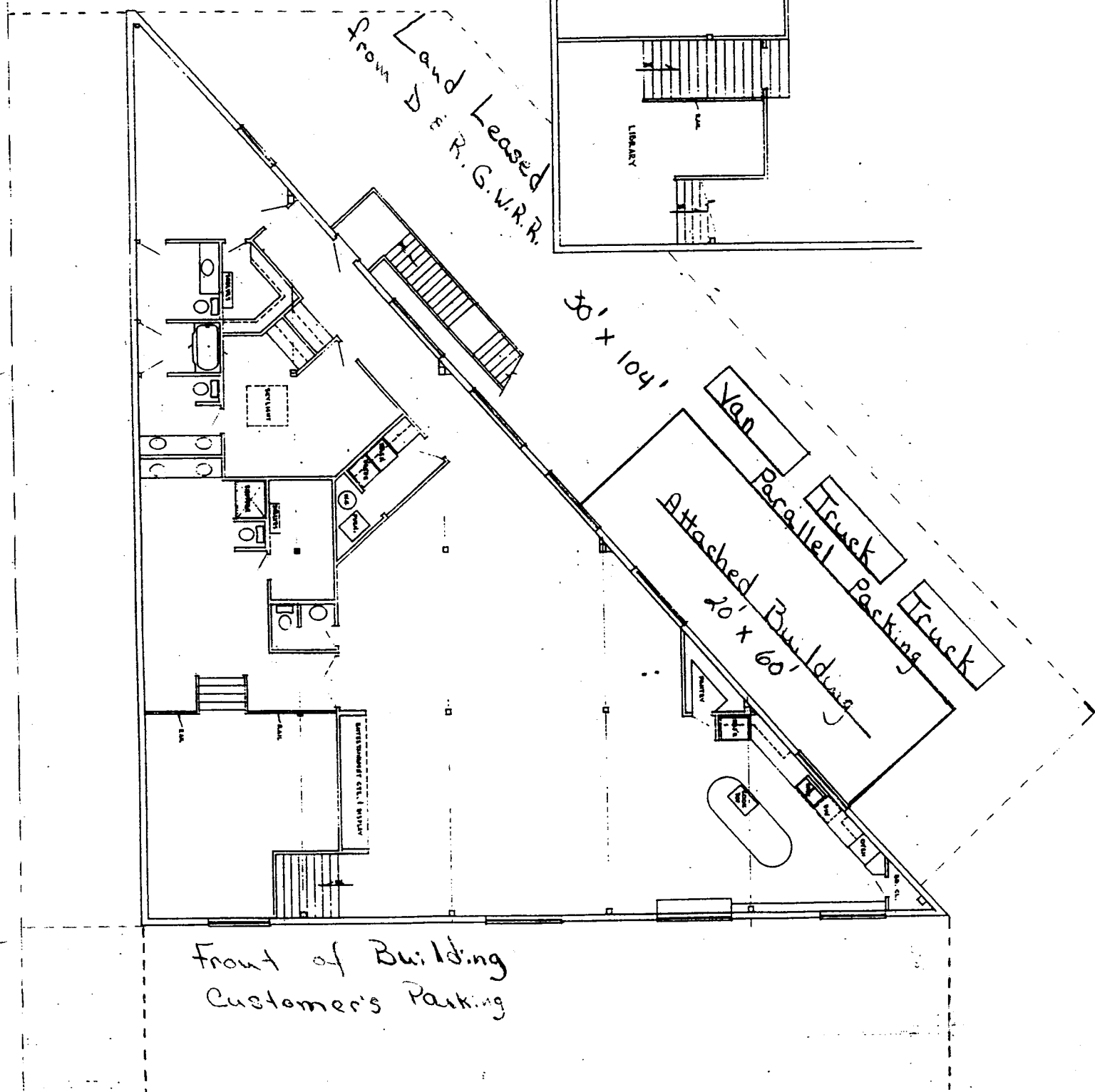
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

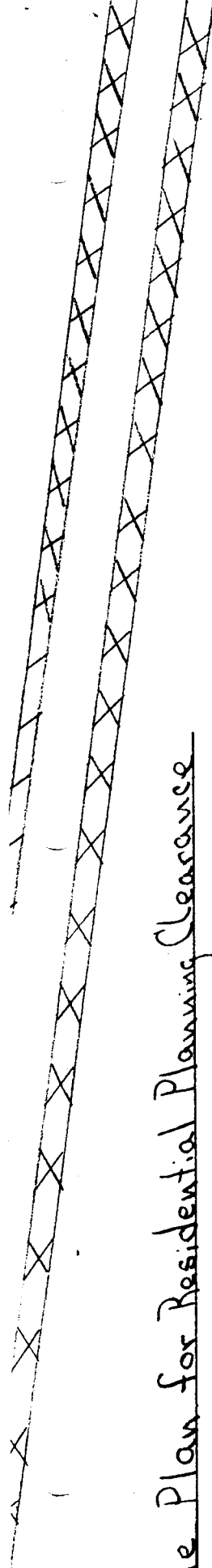
MTD

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Plan



Site Plan for Residential Planning Clearance



D & R  
Railroad

Remodel up stairs of business for our residential home

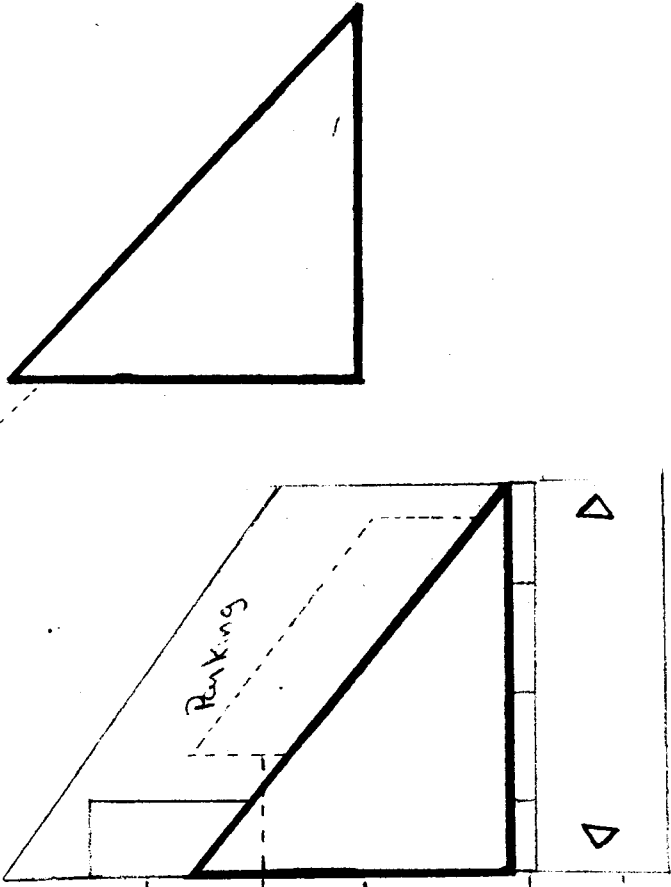
Concrete

Attached Building

Carlson Memorials - on Main Floor  
237 South Ave.

Sidewalk

Paved Parking & Concrete Planters



South Ave. Street

3rd Street

4th Street

5th Street

2nd Street