

FEE \$ <u>5.00</u>
TCP \$

BLDG PERMIT NO. <u>75077</u>
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*Commercial*  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 865 NORTH AVE. G.J., 81501 TAX SCHEDULE NO. 2945-141-03-014

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 27,890±

(1) OWNER AMERICAN FURNITURE NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 865 NORTH AVE. G.J.

(1) TELEPHONE 243-0634 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT CUI-CONST. UNLIMITED USE OF EXISTING BLDGS RETAIL SALES  
P.O. Box 10

(2) ADDRESS WHITEWATER 81527 DESCRIPTION OF WORK AND INTENDED USE: COVER

(2) TELEPHONE 242-8233 417 # OF EXISTING SIDEWALK

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_

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

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

Maximum Height 32'

CENS.T. 62 T.ZONE 31 ANNEX# \_\_\_\_\_

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 Bob Hill Date 2 MAY 00

Department Approval Missie Magan Date 5/4/00

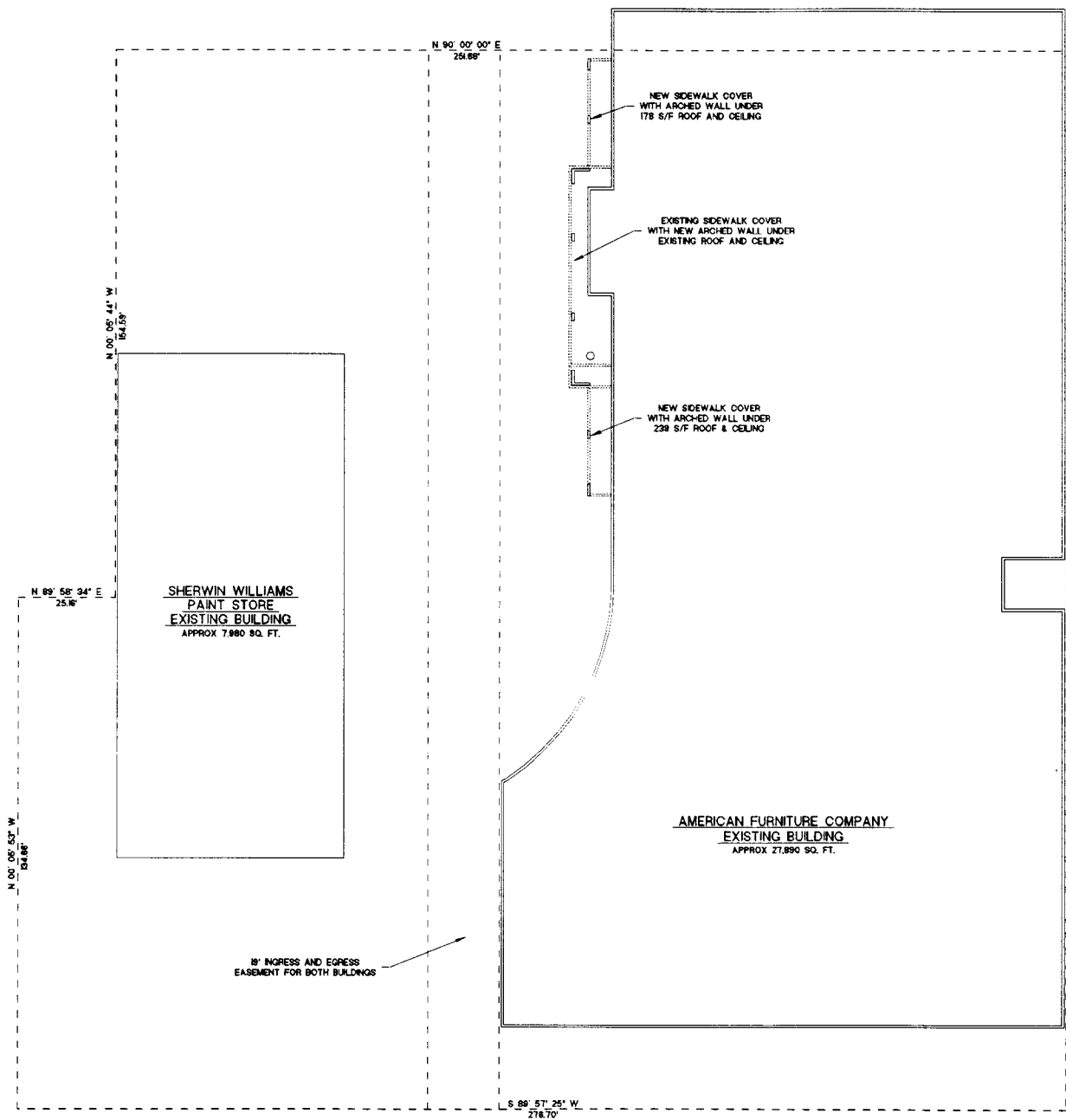
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting Attest Date 5/4/00

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

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

865 NORTH AVENUE



LEGAL DESCRIPTION

LOTS 7 TO 27, INCLUSIVE IN BLOCK 4, CITY OF GRAND JUNCTION, TOGETHER WITH VACATED EAST-WEST ALLEY LYING ADJACENT TO SAID LOTS AS SET FORTH IN ORDINANCE NO. 1448 RECORDED JANUARY 4, 1973 IN BOOK 988 AT PAGE 413, EXCEPT: THE NORTH 10 FEET OF LOTS 7 THROUGH 16, INCLUSIVE OF BLOCK 4, IN THE CITY OF GRAND JUNCTION FOR ROAD AND UTILITY RIGHT-OF-WAY AS GRANTED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT AS RECORDED JUNE 20, 1983 IN BOOK 1440 AT PAGE 239.

ZONING OF THIS PARCEL IS C - I

ADDED INTERIOR SQ. FT. = NONE

ADDED COVERED SIDEWALK = 417 SQ. FT.

9TH STREET

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 NORTH AND FRONT LINES.

*W. H. H. H. H.*  
 5/14/20

BELFORD AVENUE