

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>75655</u>
FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>1450 N. 12th STREET</u>	TAX SCHEDULE NO. <u>2945-123-15-014</u>
SUBDIVISION <u>Henderson Heights</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>122,650.75</u> +
FILING <u>—</u> BLK <u>2</u> LOT <u>26-34</u>	ESTIMATED REMODELING COST \$ <u>15,000.00</u>
OWNER <u>MESA STATE COLLEGE FOUNDATION</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u>
ADDRESS <u>P.O. BOX 3692</u>	CONSTRUCTION
TELEPHONE <u>248-1295</u>	USE OF ALL EXISTING BLDGS <u>OFFICES</u>
APPLICANT <u>J. DYER CONST. INC.</u>	DESCRIPTION OF WORK & INTENDED USE: <u>INTERIOR REMODELING</u>
ADDRESS <u>2335 INTERSTATE</u>	
TELEPHONE <u>245-8610</u>	

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 <u>B-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: <u>Existing</u>	_____
LANDSCAPING/SCREENING REQUIRED: YES <u>NO</u> <u>No Change</u>	CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>31</u> ANNEX _____

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 Grand Junction Zoning and Development 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 that 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 <u>[Signature]</u>	Date <u>6/19/00</u>
Department Approval <u>[Signature]</u>	Date <u>6-19-00</u>

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

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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BUILDING ADDRESS 1450 N. 12th STREET
 SUBDIVISION Henderson Heights
 FILING — BLK 2 LOT 26-34
 OWNER MESA STATE COLLEGE FOUNDATION
 ADDRESS P.O. BOX 3692
 TELEPHONE 248-1295
 APPLICANT J. DYER CONST. INC.
 ADDRESS 2335 INTERSTATE
 TELEPHONE 245-8610

TAX SCHEDULE NO. 2945-123-15-014
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 122,650.75 +
 ESTIMATED REMODELING COST \$ 15,000.00
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS OFFICES
 DESCRIPTION OF WORK & INTENDED USE: INTERIOR REMODELING

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. **PATD**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-1 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: Existing
 LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 6 TRAFFIC ZONE 31 ANNEX _____
No Change

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Applicant's Signature [Signature]
 Department Approval [Signature: Ronnie Edwards]

Date 6/19/00
 Date 6-19-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting	<u>[Signature: A. Bensley]</u>		Date <u>6/19/00</u>

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

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