

# PLANNING CLEARANCE

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

76123



THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1840 North 12th unit F

TAX SCHEDULE NO. 2945-123-03-026

SUBDIVISION Overhill Annex

CURRENT FAIR MARKET VALUE OF STRUCTURES 245,960

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3

ESTIMATED REMODELING COST \$ 5400<sup>00</sup>

OWNER Bill Sidel

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS 925 W 7th Street

USE OF ALL EXISTING BLDGS Commercial Stores

TELEPHONE 770-2414000

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT BEARERS Building Inc.

Remove DRG 27'8" wall REPLACE with 4

ADDRESS 3008 Zambria G.J. Co. Dr. sk. Add 8' wall & Add 2 exterior Doors

CASH Advance Store

TELEPHONE 770-2612513

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

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO

CENSUS TRACT 10 TRAFFIC ZONE 31 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 [Signature]

Date 7-25-2000

Department Approval [Signature]

Date 7-25-00

Additional water and/or sewer/tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>7-25-00</u>

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)