

Planning \$10.00

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

Permit # 76973

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1155 N. 4th St.

TAX SCHEDULE NO. 2945-113-19-010

SUBDIVISION Rodgers Addition

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1000.00 ^{182,000.00}

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 1000.00

OWNER THE SALVATION ARMY

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 1235 N. 4th St.

USE OF ALL EXISTING BLDGS: TRIPLE STORE

TELEPHONE 242-7513

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT DAN WAALKES

STORAGE ROOM

ADDRESS 1235 N. 4th

TELEPHONE 242-7513

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-2

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: NA

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

CENSUS TRACT 4 TRAFFIC ZONE 34 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 9/20/00

Department Approval [Signature]

Date 9/20/00

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>9-20-00</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)

4th St.

GLENWOOD

SALVATION ARMY
CHURCH / CORPS
OFFICE

SALVATION ARMY
THRIFT STORE

ALLEY WAY

OPEN PATIO AREA
WHERE SHED WILL BE BUILT.

NORTH

KKA 9/20/00

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

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