

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

OK
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BLDG PERMIT NO. <u>78540</u>
FILE # <u>ØØØØØ</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 960 BELFORD

TAX SCHEDULE NO. 2945-141-04-023 ⁽⁹⁴⁷⁾

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1103,110

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 1600-

OWNER Grand Junction Housing Authority

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

currently ADDRESS 805 MAUI ST

USE OF ALL EXISTING BLDGS _____

TELEPHONE 970-242-4186

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Grand Junction Housing Authority

GJHA - Maintenance Dept. will remove

ADDRESS _____

existing walls & make new offices smaller

TELEPHONE 970-242-4186

- Removing carpet, Removing 2 sinks

✓ 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: Removal of

PARKING REQUIREMENT: _____

walls only.

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 2 TRAFFIC ZONE 36 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 Walter Davis, Maintenance Supervisor Date 11/9/00

Department Approval C. Faye Gibson Date 11/9/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change in use less than 20 Emp</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>11/9/00</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)