

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>70628</u>
FILE # <u>MSF-2000-199</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 618 ROOD

SUBDIVISION CITY OF GRAND JCT

FILING _____ BLK 94 LOT 25:26

OWNER ROY & PAMELA BLYTHE

ADDRESS 3630 SENNA WAY

TELEPHONE ~~242~~ 256-7306
WK. 242-1058

APPLICANT SAME

ADDRESS _____

TELEPHONE ↓

TAX SCHEDULE NO. 2945-143-07-008

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 168,000

ESTIMATED REMODELING COST \$ 50,000

NO. OF DWELLING UNITS: BEFORE NA AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE

DESCRIPTION OF WORK & INTENDED USE: _____
INTERIOR RENOVATION / BUILDING
ADDITION (10') TO BACK

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 B-2 SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: PER SITE PLAN APPROVED 11-6-00

LANDSCAPING/SCREENING REQUIRED: YES _____ NO CENSUS TRACT 1 TRAFFIC ZONE 42 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 Roy J. Blythe Date 9/26/00

Department Approval Bill N... Date 11-6-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing acct. 56154-1671</u>
Utility Accounting <u>K...</u>			Date <u>11/6/00</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)