

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

BLDG PERMIT NO. <u>80864</u>
FILE # <u>          </u>

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

*AC*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 7<sup>th</sup> & 2220 N 7th St  
WALNUT

TAX SCHEDULE NO. 2945-111-00-942

SUBDIVISION           

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,49,600.00

FILING            BLK            LOT           

ESTIMATED REMODELING COST \$ 2,000

OWNER SCHOOL DIST # 51

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS 2115 GRAND AVE.

USE OF ALL EXISTING BLDGS SCHOOL

TELEPHONE 245-2422

DESCRIPTION OF WORK & INTENDED USE:           

APPLICANT C.C.M ENTERPRISES

REMOVAL OF WALL SECTION

ADDRESS 566 S. WES

TELEPHONE 248-0025

✓ 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 CSR

SPECIAL CONDITIONS: Interior Remodeling  
only

PARKING REQUIREMENT: None

LANDSCAPING/SCREENING REQUIRED: YES            NO X

CENSUS TRACT 5 TRAFFIC ZONE 25 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           

Department Approval *[Signature]*

Date 7/25/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/25/01</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)