

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

BLDG PERMIT NO. <u>4480</u>
FILE #

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 525/527 Chipeta, 517 Chipeta
502 OURAY

SUBDIVISION _____

FILING _____ BLK 600 LOT 517 CHIPETA - 3+6-19 of 1
517 CHIPETA - 4
LOT 502 OURAY - 3/102

OWNER MESA COUNTY LIBRARY

ADDRESS 530 GRAND AVE, G.J. Co 81502-5019

TELEPHONE 243-4783

APPLICANT M.A. CONCRETE CONST. INC

ADDRESS 2323 RIVER ROAD G.J. Co 81505

TELEPHONE 243-3221

TAX SCHEDULE NO. 2945-142-32-017
502 OURAY = 2945-142-32-991
525 CHIPETA = 2945-142-32-004/990, 992
517 CHIPETA = 2945-142-32-003/999

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____

ESTIMATED REMODELING COST \$ _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: DEMOLITION
& REMOVAL, BACKFILL GRADE, SEEDING.

✓ 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-1 SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 3 TRAFFIC ZONE 35 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 Jay & Ingrid Hart (ch# 11956) Date 9/10/2001

Department Approval C. Faye Johnson Date 9-10-01

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _____
Utility Accounting	<u>Kate Holt</u>		Date <u>9/10/01</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)