

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>7887K</u>
FILE # <u>—</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 2150 GRAND AVE. S6, 1/2 TAX SCHEDULE NO. 2945131-18-012 Mesa Ct. 4. Assessor's

SUBDIVISION MESA GARDENS SUB. CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 426,280

FILING _____ BLK F LOT _____ ESTIMATED REMODELING COST \$ 12,500⁰⁰

OWNER HAROLD STAFFORD/Ed Baltzer NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

ADDRESS 2150 GRAND AVE. USE OF ALL EXISTING BLDGS NO Designated Use.

TELEPHONE 260-8947 241-6776 DESCRIPTION OF WORK & INTENDED USE: PHOTO Lab, Add Partition walls, Replace/Repair Drywall/ Add bath Room/

APPLICANT HAROLD STAFFORD. INSTALL suspended ceiling/ use EXISTING WATER & SEWER Lines, / Add INSTALL NEW ELECTRICAL where needed/

ADDRESS 1174-22 Rd. Grand Jct. Co. 8

TELEPHONE 260-8947 242-3593 241-6776

✓ 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: interior finish only

PARKING REQUIREMENT: n/a

LANDSCAPING/SCREENING REQUIRED: YES _____ NO CENSUS TRACT 7 TRAFFIC ZONE 40 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 3-1-01

Department Approval [Signature] Date 3-2-01

Additional water and/or sewer tap fee(s) are required:	YES	<u>NOL</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>3/2/01</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)