

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

BLDG PERMIT NO. <u>8039</u>
FILE # <u>N/A</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

13908-8705

BUILDING ADDRESS 715 Horizon Dr

TAX SCHEDULE NO. 2701-303-00-121

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,082,210⁰⁰

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 3500

OWNER Wakefield Property Mgmt

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS PO Box 2206

USE OF ALL EXISTING BLDGS Office Building

TELEPHONE 245-6411

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Agape' Const Inc

Interior Remodel

ADDRESS 105 Canyon Dr

TELEPHONE 260-9921

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: Interior only

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

CENSUS TRACT 10 TRAFFIC ZONE 10a 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 8/9/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
--	-----	--	--------------------

Utility Accounting <u>[Signature]</u>	Date <u>8/9/01</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)