

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



BLDG PERMIT NO. <u>78203</u>
FILE #

**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 1133 Patterson Rd  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
OWNER Red Bud LLC  
ADDRESS 2258 Willows Wood Rd  
TELEPHONE 242-5482  
APPLICANT J.B. Wood Const.  
ADDRESS 2922 F<sup>1</sup>/<sub>2</sub> Rd  
TELEPHONE 970-243-5572

TAX SCHEDULE NO. 2945-111-27-004  
84-1523-884  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 379,710.00  
ESTIMATED REMODELING COST \$ 2500.00  
NO. OF DWELLING UNITS: BEFORE 7 AFTER 7 CONSTRUCTION  
USE OF ALL EXISTING BLDGS Comm.  
DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Remove awnings  
Install metal roofing

✓ 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: No site Plan  
PARKING REQUIREMENT: \_\_\_\_\_ Required.  
LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X CENSUS TRACT 5 TRAFFIC ZONE 28 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 J.B. Wood Const / John Abencer Date 1-2-01  
Department Approval Michele Oregon Date 1/2/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>1-2-01</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)