

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78328</u>
FILE # <u>Past-RZ-1998-015</u>

PLANNING CLEARANCE

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

interior remodel only

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2708 PATTERSON Rd. TAX SCHEDULE NO. 2945-013-00-012

SUBDIVISION FAIRMONT CURRENT FAIR MARKET VALUE OF STRUCTURE \$ #150,000

FILING — BLK B LOT — ESTIMATED REMODELING COST \$ 60-70,000

OWNER Counseling & Education Center NO. OF DWELLING UNITS: BEFORE SAME AFTER SAME

ADDRESS P.O. Box 40113 Grand Junction 81504 USE OF ALL EXISTING BLDGS COUNSELING CENTER

TELEPHONE 243-9539 (LISA) DESCRIPTION OF WORK & INTENDED USE: —

APPLICANT Keystone Custom Bldgs NEW BATHRM., REMODEL

ADDRESS 336 MAIN ST. G.J. 81502 EXISTING BATHRM & ADD

TELEPHONE 243-9428 PARTITION WALLS TO FACILITATE

Counseling & Therapy
 ✓ 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 F20 55 R10 RO SPECIAL CONDITIONS: change of use not

PARKING REQUIREMENT: no change required - less impact

LANDSCAPING/SCREENING REQUIRED: YES — NO — CENSUS TRACT 10 TRAFFIC ZONE 21 ANNEX —

70% not covered

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 1-5-01

Department Approval Ronnie Edwards B.N. Date 1-5-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>Wabi Overholt</u>		Date <u>1-5-01</u>

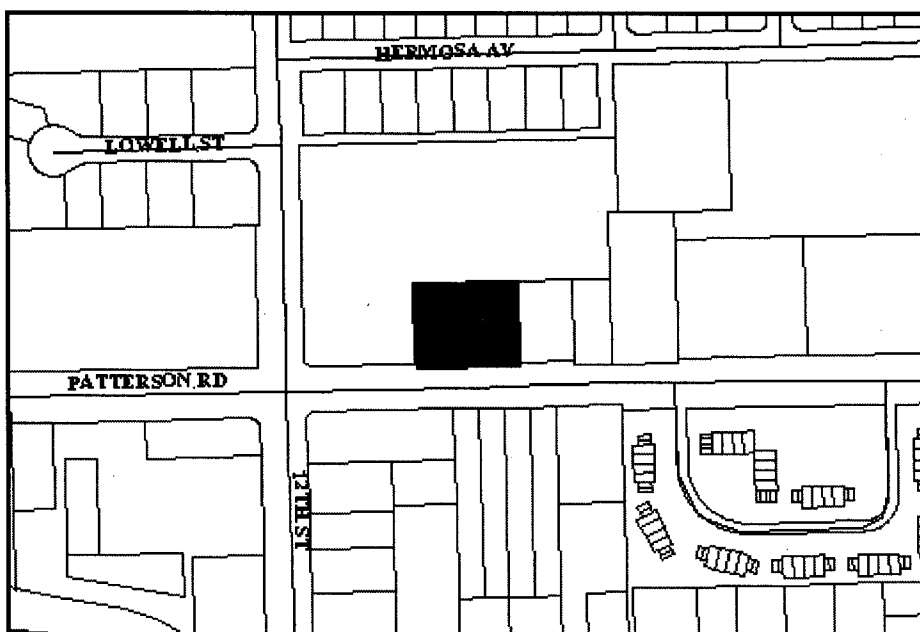
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Parcel Search

Select one and then click on an area of the map

- Zoom In
- Zoom Out
- Pan
- Identify Parcel
- Refresh



Parce
2945-

Addr
2708
PATT
RD

Identify
Select to



[Instructions](#)

Which Items would like to draw

- Roads
- Road Names
- BLM Lands
- State Lands
- parcel
- Township
- Sections
- Draw

[Back to Search](#)

[GIS Home Page](#)

Enter a Parcel Number to view detailed information

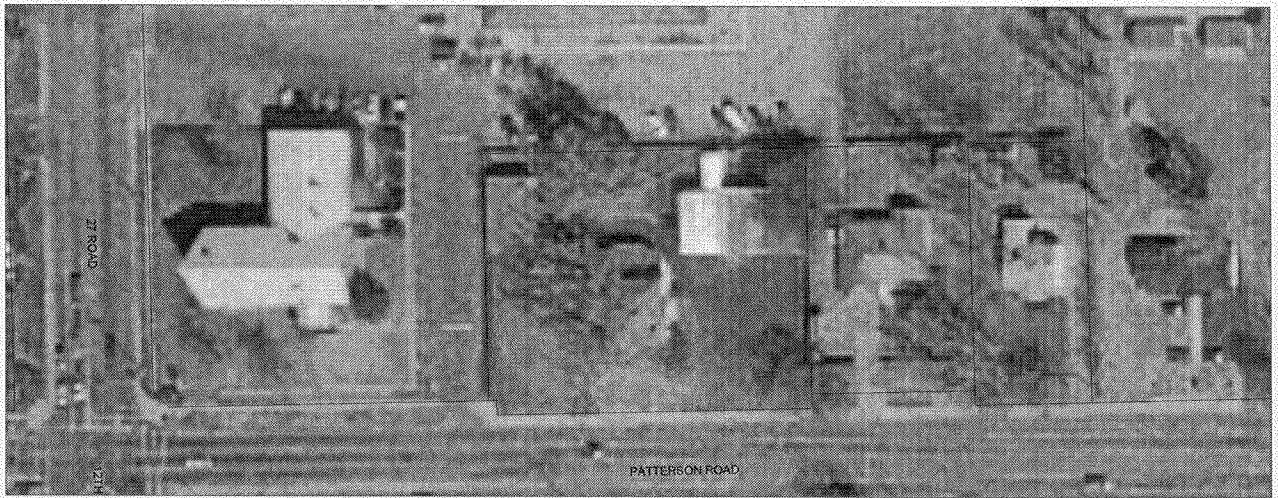
2945-013-00-012

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other inform in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations o this GIS cannot be substituted for actual legal surveys.

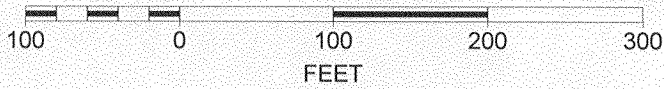
The information contained herein is believed accurate and suitable for the use for the limited uses, and subject to the limitati above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume responsibility for any and all damages, including consequential damages, which may flow from the user's use of this informa

City of Grand Junction GIS Map

- Parcels
- ▣ Air Photos
- Highways
- Streets 2

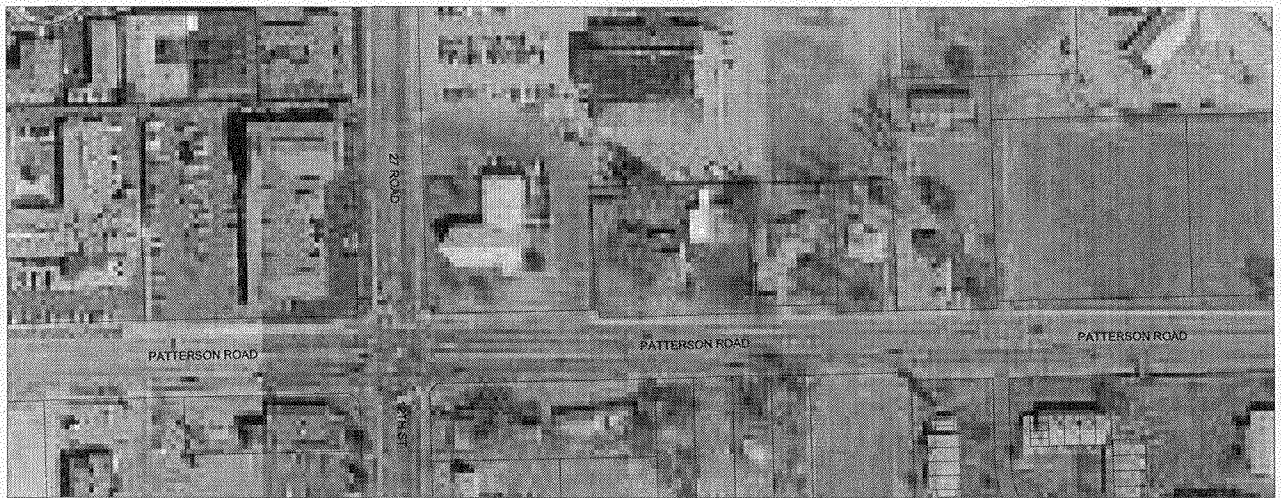


SCALE 1 : 1,479



City of Grand Junction GIS Map

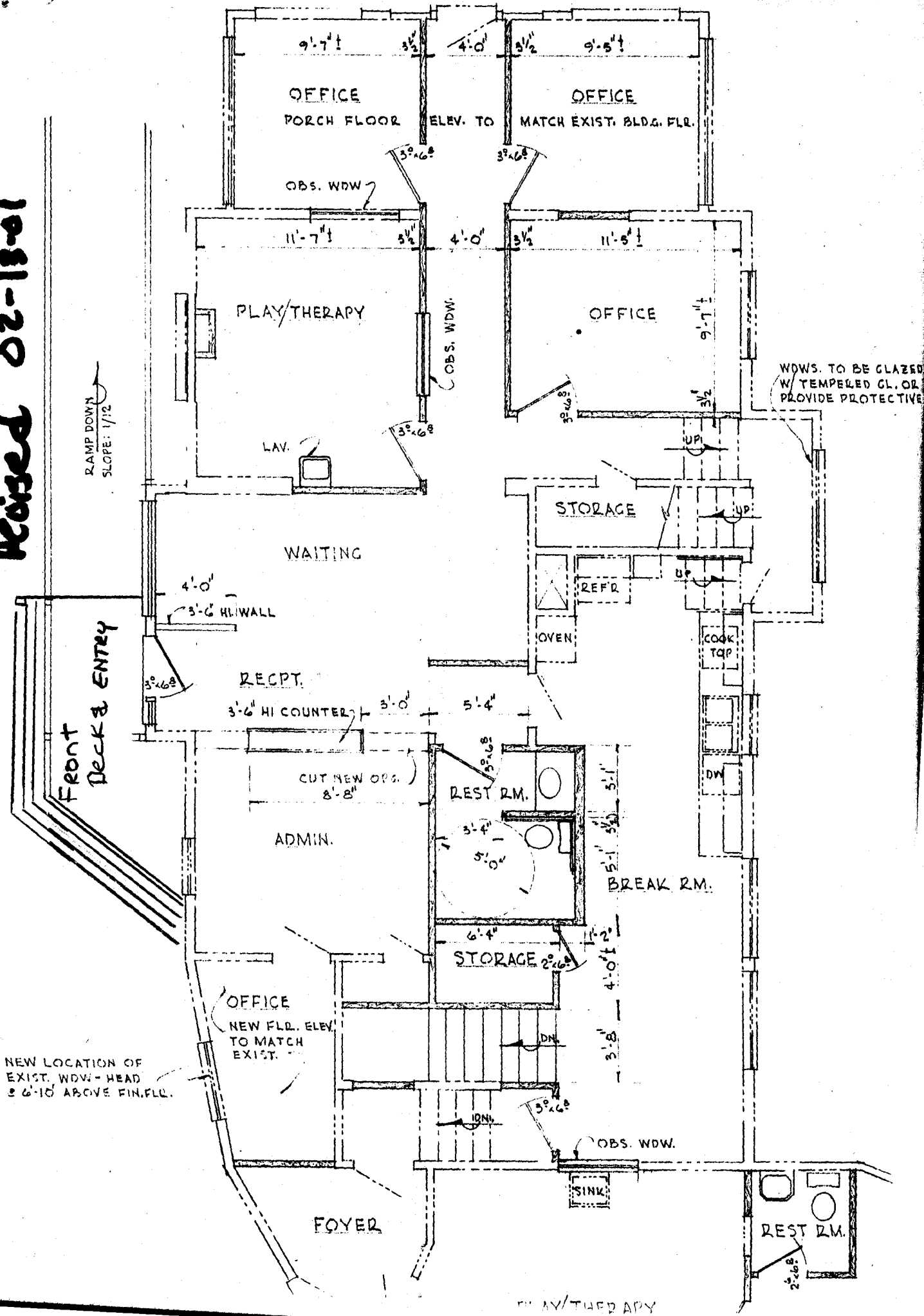
- Parcels
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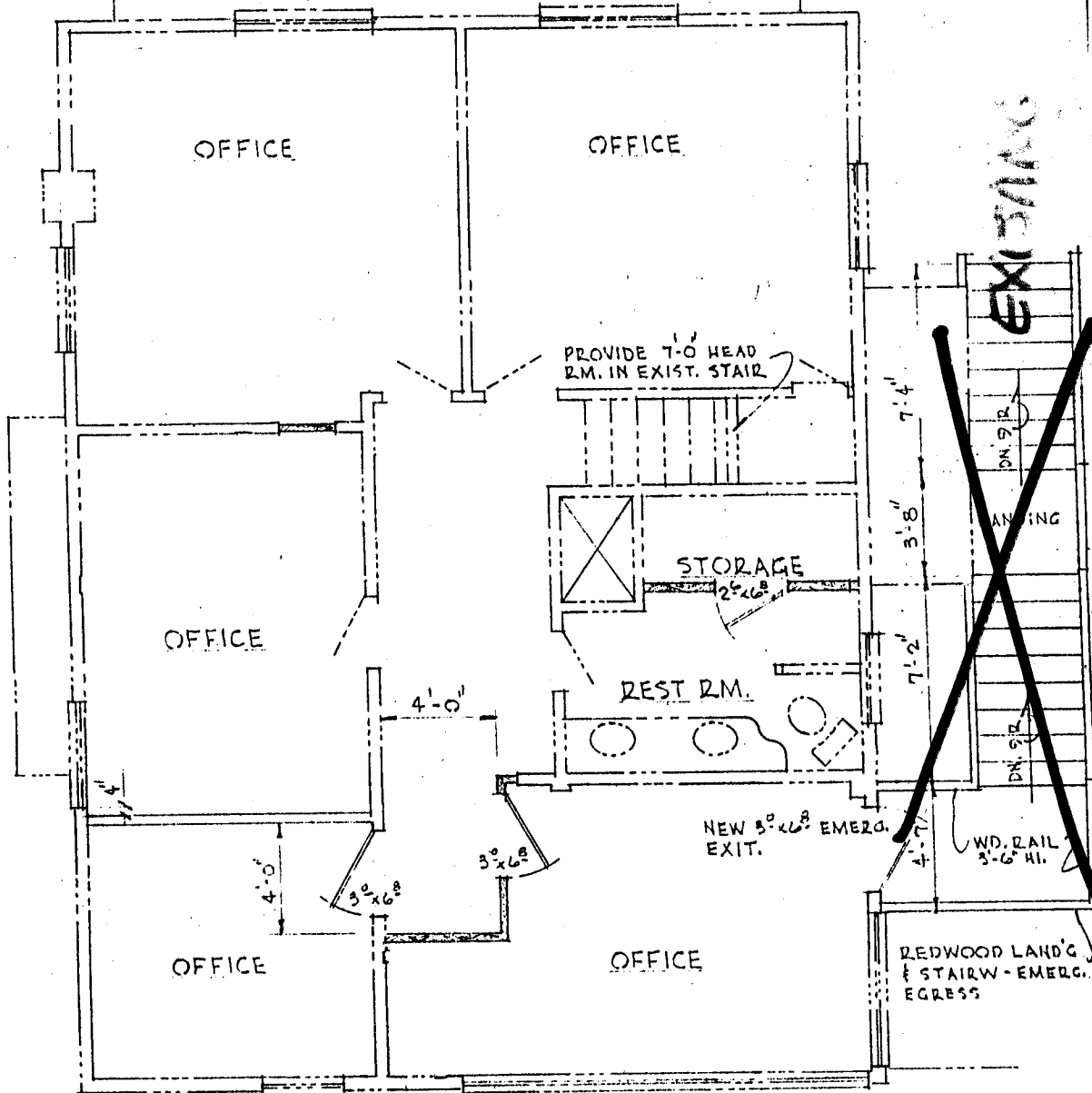


SCALE 1 : 2,958



Revised 02-18-01





AMENDED - 2-19-01

OPT. SECOND FLOOR
 SCALE: 1/4" = 1'-0"

AS REQ. TO
7'-0" MIN. HEAD
OVER STAIR.

2nd FLOOR EGRESS
AMENDED 2/13/01

Revised

EXIT
30

5' Landing

LANDING

REARWOOD LANDING
& STAIRS. EMERG.
EGRESS

WOOD RAIL
3'-6" H

