

8 1/2 x 11 plot plan



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

BLDG PERMIT NO. <u>80392</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 910 Road Ave
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER TRACY
 ADDRESS 907 Road Ave.
 TELEPHONE 243-2535
 APPLICANT MYERS PROPERTY SERVICE
 ADDRESS P.O. Box 3031 81502
 TELEPHONE 256-0167

TAX SCHEDULE NO. 2945-411-16-011
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 50,900
 ESTIMATED REMODELING COST \$ 25,000
 NO. OF DWELLING UNITS: BEFORE 5 AFTER 5
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS 5 UNIT Apt
 DESCRIPTION OF WORK & INTENDED USE: REPAIR
Fire damage back to before fire
and add 1 bath on 2nd floor
no work to basement unit.

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 BMF-8
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SPECIAL CONDITIONS: Due to fire damage
no site plan required, all interior
repair. Bathroom is only remodel.
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 C. Joyce Johnson Date 6/19/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kath Heist</u>		Date <u>6/19/01</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)