

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

BLDG PERMIT NO. <u>81357</u>
FILE # <u> </u>

PLANNING CLEARANCE

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

13326-8355 * THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 132 Walnut Ave #E

TAX SCHEDULE NO. 2945-112-25-005

SUBDIVISION

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 545,050 ~~122,070.00~~

FILING BLK LOT

ESTIMATED REMODELING COST \$ 40,000.00

OWNER John Poovey

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS NA

USE OF ALL EXISTING BLDGS

TELEPHONE 254-1139

DESCRIPTION OF WORK & INTENDED USE:

APPLICANT Mike Maves

Remodal interior of Building (carpet, cabinets, Drywall, paint ect.)

ADDRESS 335 Crystal Ct Fanta 10

TELEPHONE 234-0659

✓ 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 PO

SPECIAL CONDITIONS:

PARKING REQUIREMENT:

LANDSCAPING/SCREENING REQUIRED: YES NO X

CENSUS TRACT 4 TRAFFIC ZONE 25 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 Mike Maves

Date 8-31-01

Department Approval C. Faye Nelson

Date 9/4/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>no change</u>
Utility Accounting <u>Dottie Kanover</u>			Date <u>9-4-01</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)