

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

(02)

BLDG PERMIT NO. <u>80718</u>
FILE # <u>          </u>

**PLANNING CLEARANCE**

(multifamily and non-residential remodels and change of use)

5705-3562 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1005 N. 12<sup>th</sup> #108

SUBDIVISION           

FILING            BLK            LOT           

TAX SCHEDULE NO. 2945-141-06-022

CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 259,290.00

ESTIMATED REMODELING COST \$ 400.00

OWNER Upper Valley Church of Christ

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

CONSTRUCTION           

ADDRESS 1005 N. 12<sup>th</sup> #108

USE OF ALL EXISTING BLDGS Rentals

TELEPHONE           

DESCRIPTION OF WORK & INTENDED USE:           

APPLICANT Quality Built, Inc

Remove over wall.

ADDRESS 1204 N. 7<sup>th</sup>

DATE

TELEPHONE 234-1443

OCT 11 2002

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. TB

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

SPECIAL CONDITIONS: Interior Remodel only

PARKING REQUIREMENT:           

LANDSCAPING/SCREENING REQUIRED: YES            NO

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 Quality Built, Inc

Date 10-14-02

Department Approval Wesley Ortega

Date 10-14-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>          </u>
Utility Accounting <u>          </u>			Date <u>10-14-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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