

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



BLDG PERMIT NO. <u>850712</u>
FILE #

## PLANNING CLEARANCE

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

60235-3180

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 700 NORTH 1ST

TAX SCHEDULE NO. 2945-142-24-010

SUBDIVISION Grand Junction

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 123,020.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 23024

ESTIMATED REMODELING COST \$ 4800<sup>00</sup>

OWNER FERNANDO LASTALO

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 710 NORTH AVE.

USE OF ALL EXISTING BLDGS COMMERCIAL RETAIL

TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: ADD WINDOWS

APPLICANT COLO CONST

REMOVE 3 INTERIOR NON

ADDRESS 3189 BOOKCLIFF C.S.

LOAD BEARING WALLS

TELEPHONE 250-5350

✓ 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 C-1

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: on street

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO

CENSUS TRACT 3 TRAFFIC ZONE 35 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 6/14/02

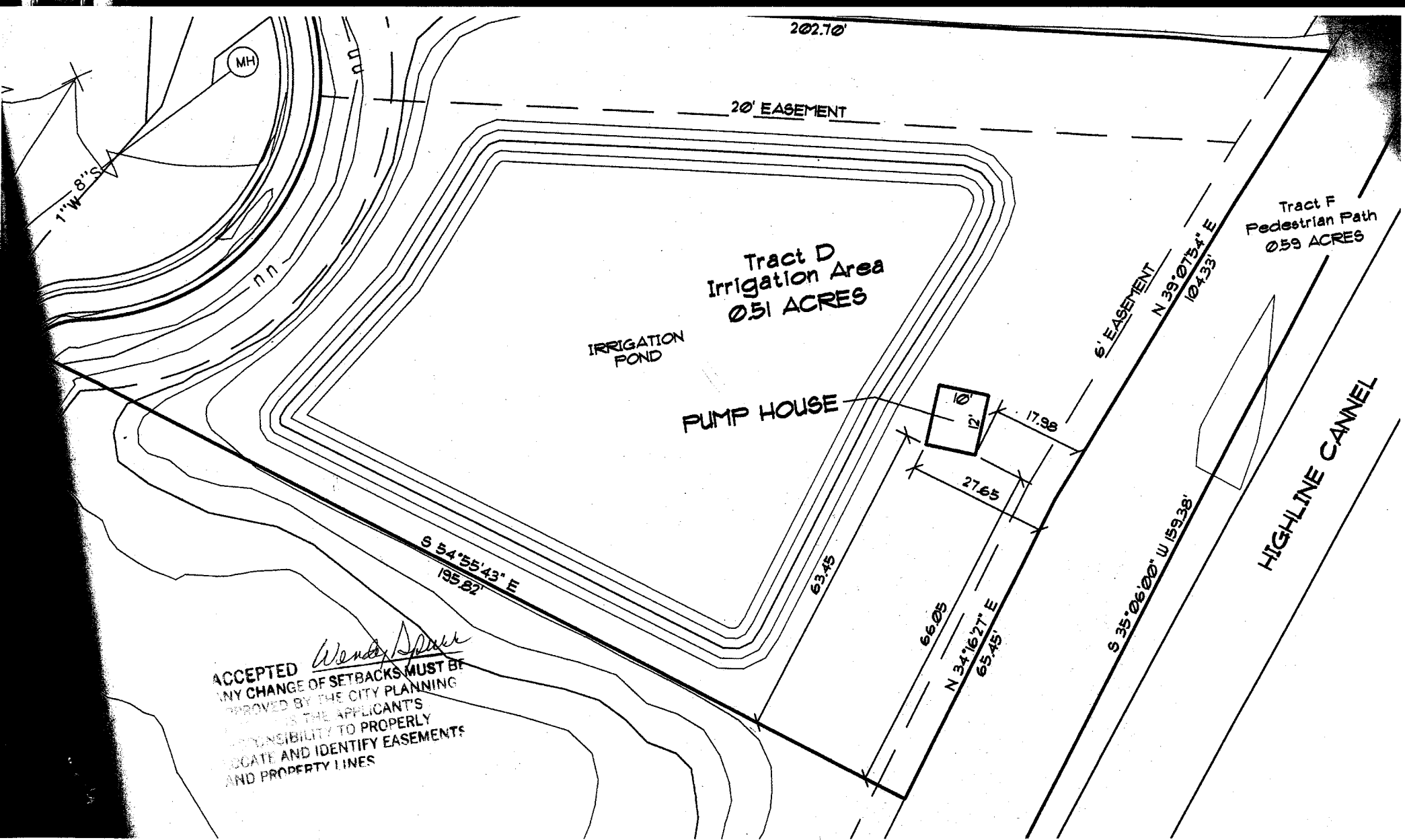
Department Approval [Signature]

Date 6/14/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6-14-02</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)



202.70'

20' EASEMENT

Tract D  
Irrigation Area  
0.51 ACRES

IRRIGATION  
POND

PUMP HOUSE

Tract F  
Pedestrian Path  
0.59 ACRES

HIGHLINE CANNEL

6' EASEMENT

N 39° 07' 54" E  
104.33'

S 35° 06' 00" W 159.38'

66.05'  
N 34° 16' 27" E  
65.45'

27.65'

17.98'

63.45'

S 54° 55' 43" E  
195.82'

ACCEPTED *Wendy Spivey*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

1" W 8" S

MH