

Planning \$	10 ⁰⁰	Drainage \$	0
TCP \$	0	School Impact \$	0

BLDG PERMIT NO.	83706
FILE #	N/A

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

2048 # wldg
47.5 x 125 =
5938 #

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1025 N 4th ST GJ TAX SCHEDULE NO. 2945-142-03-006

SUBDIVISION City of GJ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 49,420

FILING N/A BLK 9 LOT 1/3 of 12th rule ESTIMATED REMODELING COST \$ 30,000 ~~12,355~~

Mesa County Farm Bureau
OWNER Colorado Farm Bureau (Mel Rittig Pres)

ADDRESS 1025 N 4th ST NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

TELEPHONE 970-242-9255 / 970-434-8490 USE OF ALL EXISTING BLDGS 2002 same - office

APPLICANT ACE Homes Inc. John Berg DESCRIPTION OF WORK & INTENDED USE: INSIDE

ADDRESS 2485 Hwy 16 1/2 SO GJ Re paint; new carpet; new 20 amp

TELEPHONE 970-243-8412 outside disconnect;

pump Jack Floor to level. - remodel existing office

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 <u>C-1</u> SPECIAL CONDITIONS: <u>repair foundation water damage</u> <u>landscaping change if any - trees</u> * Existing landscape must be maintained or replaced	
PARKING REQUIREMENT: <u>7 spaces - existing</u> (Sec. 3.8.B.5.)	LANDSCAPING/SCREENING REQUIRED: YES <u>N/A</u> CENSUS TRACT <u>3</u> TRAFFIC ZONE <u>35</u> ANNEX <u>or replaced</u>
<u>existing - 2 trees, grass & shrubs at street</u>	

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 ACE Homes Inc John Berg Date 3/18/02
 Department Approval Ronnie Edwards site r done 3/20/02 Date 3/20/02

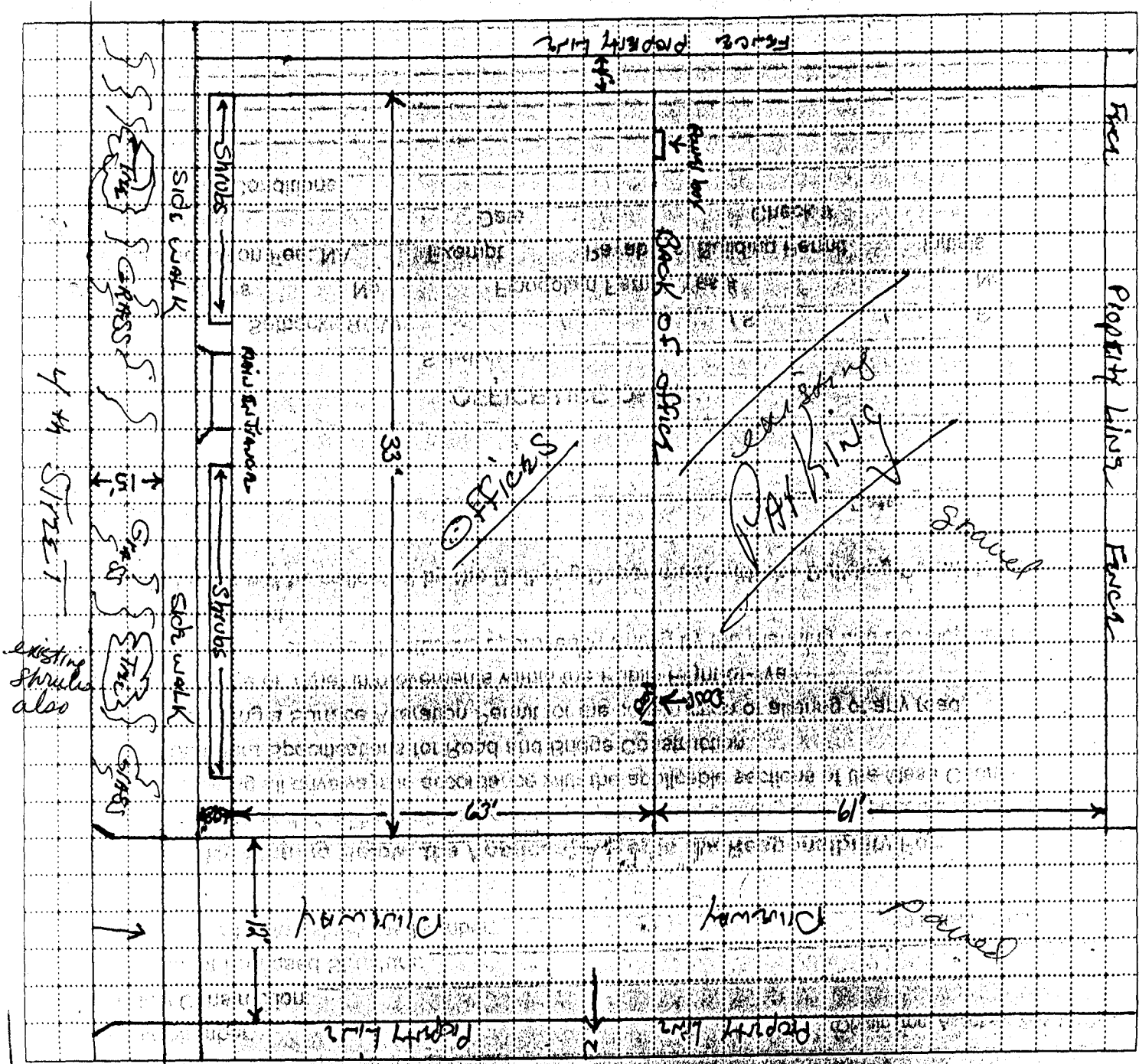
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Bensley</u>		Date <u>3/20/02</u>

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)

existing residence here

site done 3/20/02 R8C

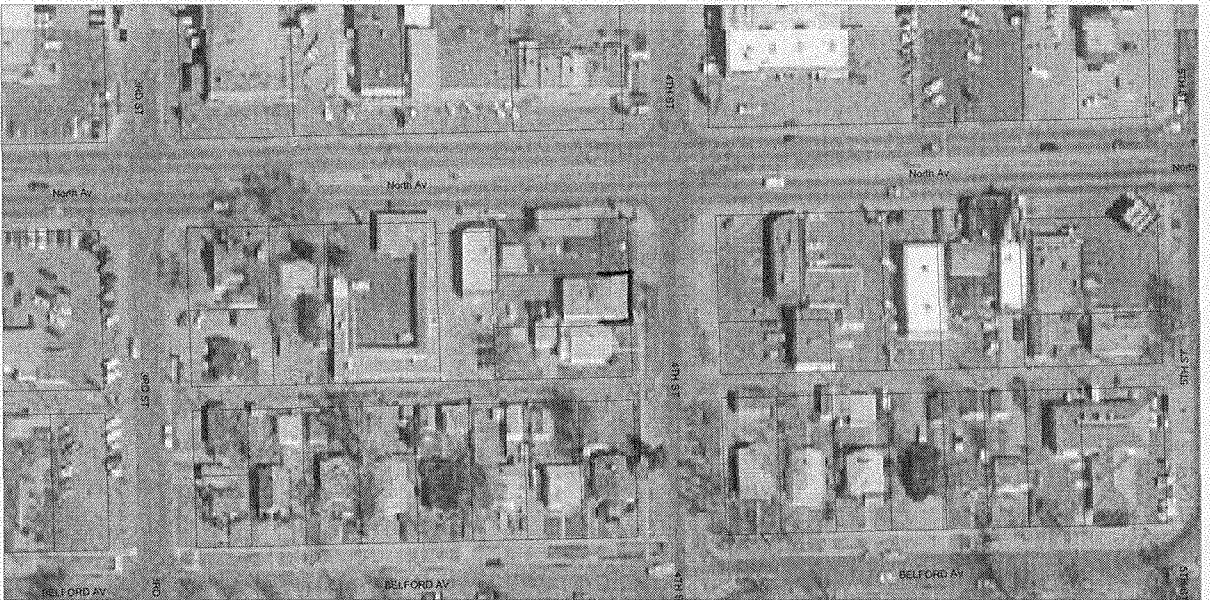


can't be used next door

to North Ave

City of Grand Junction GIS City Map

- Parcels
- Air Photos
- 1994 Photos
- Highways
- Streets 2



SCALE 1 : 2,089

