

| | |
|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>84217</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 124 N. 6th

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER GARY L. VANDERWOOD

ADDRESS 124 N. 6th

TELEPHONE 242-0845

APPLICANT J. DYER CONST. INC.

ADDRESS 2335 INTERSTATE AVE

TELEPHONE 245-8610

TAX SCHEDULE NO. 2945-143-18-002

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____

ESTIMATED REMODELING COST \$ 30,000. -

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE

DESCRIPTION OF WORK & INTENDED USE: _____
INTERIOR REMODELING / INTERIOR FINISHES.

✓ 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>B-2</u> | SPECIAL CONDITIONS: _____ | | |
| PARKING REQUIREMENT: _____ | _____ | | |
| LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ | CENSUS TRACT _____ | TRAFFIC ZONE _____ | ANNX _____ |

PAID
APR 23 2002
TB

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 Jon K. Dyer Date 2/27/02

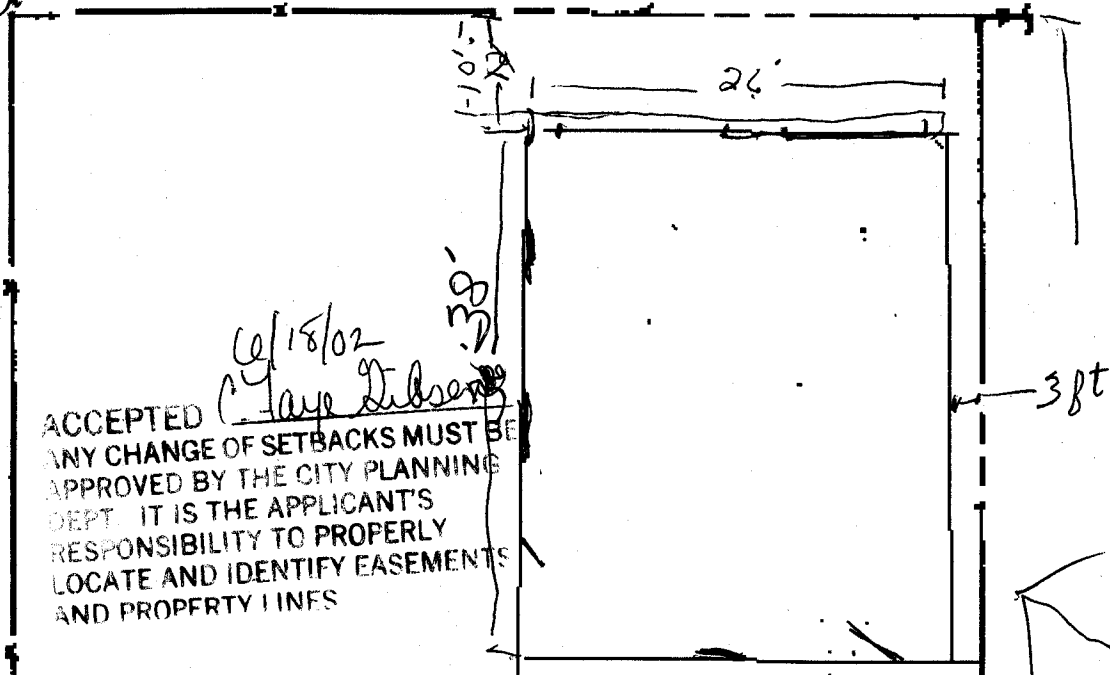
Department Approval Bayleen Henderson Date 4-23-02

| | | | |
|--|-----|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>Bensley</u> | | | Date <u>4/23/02</u> |

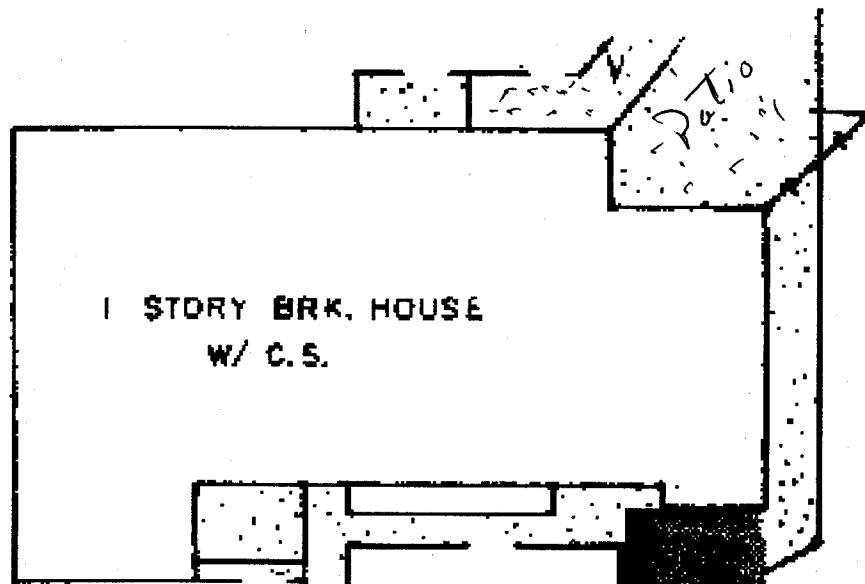
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

70' Alley



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



581

Purposed

6-20-02
Pat Bushman

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

N. Coth St.