

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>N/A</u>
FILE #

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

[Handwritten signature]

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1015 N. 7th
SUBDIVISION City
FILING — BLK 6 LOT 17-19
OWNER Bray Family trust.
ADDRESS 702 Golfmore #L
TELEPHONE 242-3647
APPLICANT LGD. Construction.
ADDRESS P.O BOX 1925.
TELEPHONE 243-6471

TAX SCHEDULE NO. 2945-141-01-003
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~675,340~~ 02
ESTIMATED REMODELING COST \$ 37,500 489,780 R8C
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS PARAFFICE SPACE
DESCRIPTION OF WORK INTENDED USE: OFFICE Addition. 384 sq ft
(enclose existing entry)

✓ 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: enclose existing - no change in use - under 10%
PARKING REQUIREMENT: no change N/A
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).

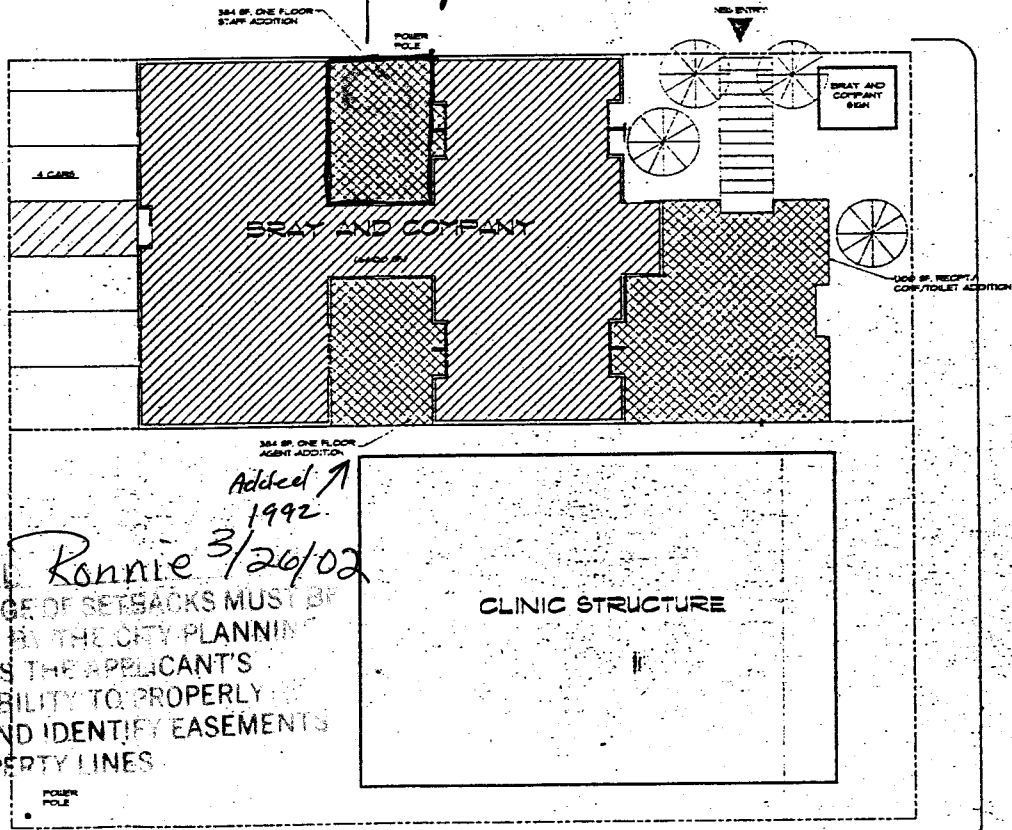
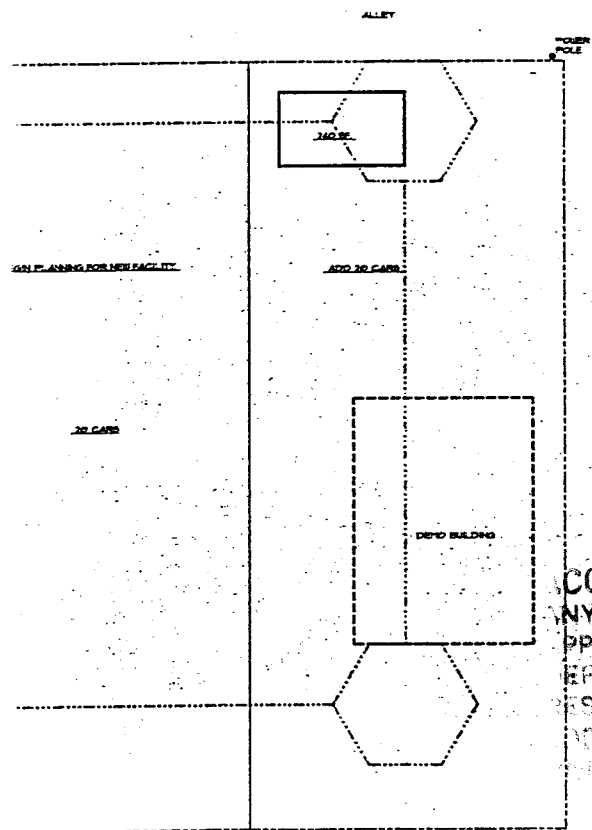
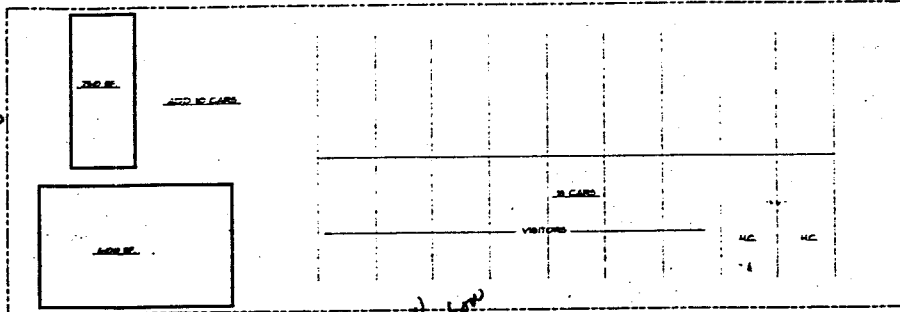
Applicant's Signature [Signature] Date 3-26-2002
Department Approval [Signature] Date 3-26-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>3/26/02</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)

OPTION FOUR

ACCEPTED *3/26/02*
 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.



New Addition 2002

Added 7/1992

Ronnie 3/26/02

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.



DILLON-HUNT P.C.
 ARCHITECTURE AND FACILITY MANAGEMENT

804 GRAND AVENUE
 GRAND JUNCTION, CO. 81501
 (303) 246-7383
 (303) 246-7437 (FAX)

PROJECT NAME
 DRAWN BY

DATE	9/03
BY	R-26-B1
SCALE	8/4V
DATE	11-10-02
SCALE	3/5x24

BRAY & COMPANY
 MAIN OFFICE

BELFORD AVENUE



1
 SP5

SITE PLAN

SHEET NO.

SP5