

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>85235</u>
FILE #

call
270 2055

(15)

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 580 Book CLIFF AVE #15 TAX SCHEDULE NO. 2945-112-24-032

SUBDIVISION ~~2945-112~~ Villa Deloro Condominiums CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~700,000~~ 42,040

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 900⁰⁰

OWNER SAM RENFRO NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 580 BOOK CLIFF AVE #15 USE OF ALL EXISTING BLDGS RESIDENCE

TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT DURA SYSTEMS INC 8X15 PATIO COVER

ADDRESS 902 HWY 50

TELEPHONE 245-6898

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 RO SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 5 TRAFFIC ZONE 25 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).

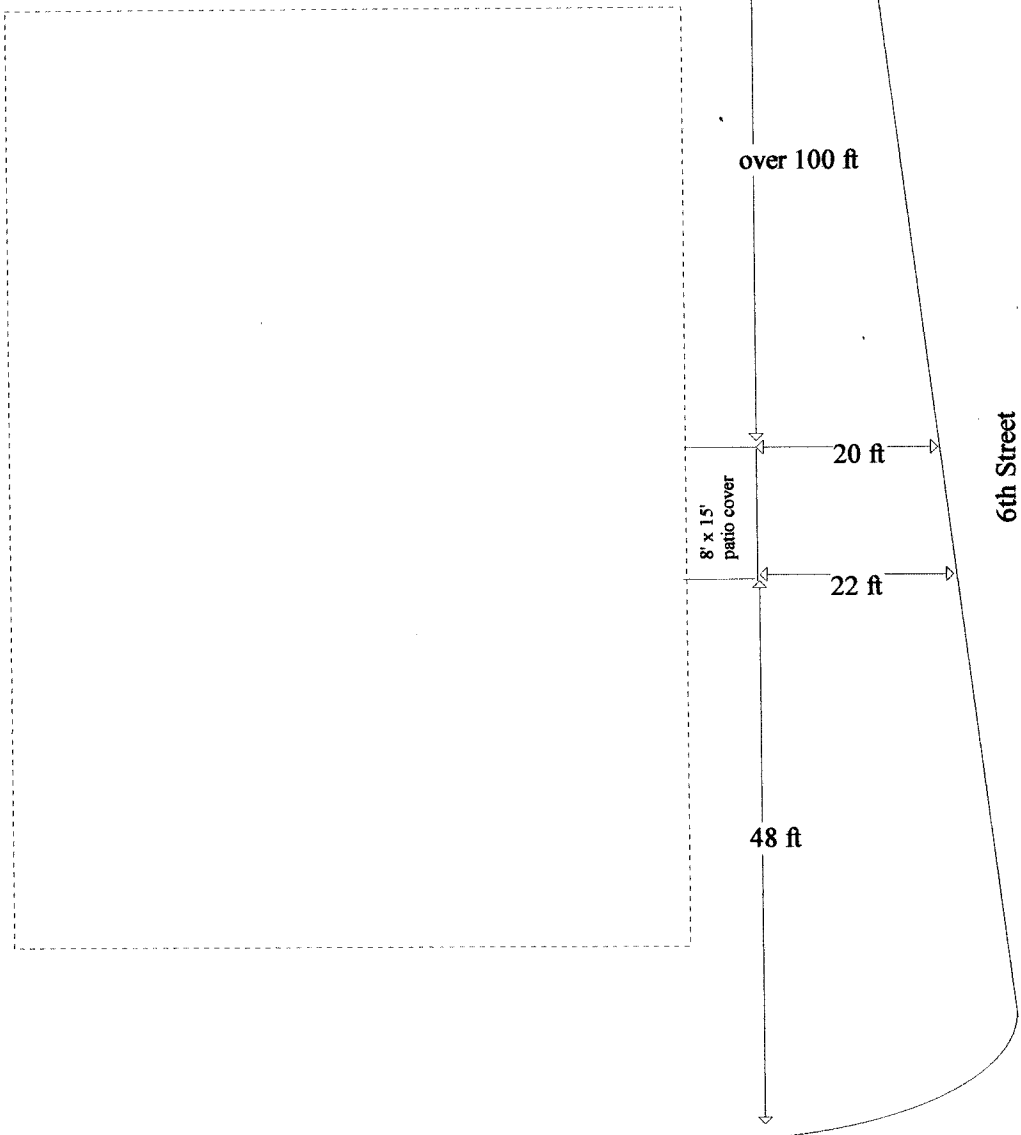
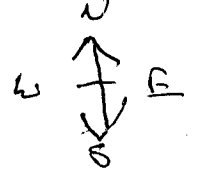
Applicant's Signature William Tiefenbach Date 6/28/02

Department Approval Pat Bushman Date 6-29-02

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>6/28/02</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)



580 Bookcliff Ave
Unit # 15
Sammy Renfro

6-29-02

Pat Bushman

RECEIVED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
IDENTIFY EASEMENTS
AND ENCUMBRANCES

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Cell Towers

Flood Plain Information

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flood...
- Between 100 & 500-yr, ...
- Minimal flooding
- Deleted

County Parcel Information

Air Photos

- 1997 Photos
- Streets 2

ZOOM IN FOR ZONING



RO zone

SCALE 1 : 665

