

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

BLDG PERMIT NO. <u>84255</u>
FILE # <u>SPR-2001-014</u>

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

*faxed - w/notes
on 4/30/02 PR*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 722 Horizon Dr
 SUBDIVISION Ø
 FILING _____ BLK _____ LOT _____
 OWNER Lipson III
 ADDRESS 2249 Broadway
 TELEPHONE 242-5857
 APPLICANT All Around Const Inc
 ADDRESS 1544 14 RD Loma Colo
 TELEPHONE 986-0568

TAX SCHEDULE NO. 2701-364-00-109
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
 ESTIMATED REMODELING COST \$ 7 to 8 Thousand
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION _____
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: _____

Metal Canopy - over fuel pump area (adding 7' on north side - of pre-existing canopy. I'm okay -)

✓ 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
 PARKING REQUIREMENT: N/A
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SPECIAL CONDITIONS: - site plan not req'd -
set back check not required - pre-approved
 CENSUS TRACT 10 TRAFFIC ZONE 21 ANNEX _____
Ronnie

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 *Patricia Hushy*
 Department Approval *Pat Bushman*

Date 4-24-02
 Date 4-24-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting <u><i>J. Shaffer</i></u>			Date <u>4/24/02</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)