

Planning \$ 5.00	Drainage \$ \emptyset
TCP \$ \emptyset	School Impact \$ \emptyset

2

BLDG PERMIT NO. 87137
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 2464 V.S. Hwy 6^{#120} TAX SCHEDULE NO. 2945-091-21-001
 SUBDIVISION Grand Mesa Center⁵⁰ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
 FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 8,500
 OWNER BENEFICIAL FINANCE NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 ADDRESS 2464 V.S. Hwy 6 CONSTRUCTION _____
 TELEPHONE 970-243-3727 USE OF ALL EXISTING BLDGS _____
 APPLICANT Tom Rushing DESCRIPTION OF WORK & INTENDED USE: T.I
 ADDRESS 1544 14 RD Loma Cds Finish.
 TELEPHONE 858-0927

✓ 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-2 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: N/A _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT _____ TRAFFIC ZONE _____ 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 11-20-02
 Department Approval C. Gaye Gibson Date 11/20/02

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>11/20/02</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)