

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

BLDG PERMIT NO. <u>86242</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 2495 West mesa <sup>Ave</sup>  
 SUBDIVISION 25 ROAD Sub  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
 OWNER ARLO G. Cox  
 ADDRESS 2495 W mesa ct  
 TELEPHONE 970-242-6621  
 APPLICANT Merritt Sixbey  
 ADDRESS 1480 moten Street  
 TELEPHONE 241-5164 Cell 261-1463

TAX SCHEDULE NO. 2945-091-09-002  
 CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 500,000.00  
 ESTIMATED REMODELING COST \$ 6000.00  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Roofing materials S&K's  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Show Room for Window & Doors  
775 sq ft

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

SEP 16 2002  
TB

ZONE C-2 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_ 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 9-13-02  
 Department Approval Gaylean Henderson Date 9-16-02

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>9/16/02</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)

EAST

FRONT

Kathy Lynn

30'

10ft

DRIVEWAY

GARAGE

Rear

South

12'

12'

20'

14'

36" Exterior Door

Property Line

Side

See West

9-17-02

ACCEPTED Gaylean Henderson

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.

NORTH  
FRONT  
MICHAELAS PLACE

