

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

BLDG PERMIT NO. <u>86432</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 1600 North Ave
 SUBDIVISION Park Place Heights
 FILING see legal BLK 4 LOT 1,2,3,4,5,7,8
 OWNER Stanley Kuzniak
 ADDRESS 1600 North Ave
 TELEPHONE 245 5770
 APPLICANT Same
 ADDRESS Same
 TELEPHONE Same

TAX SCHEDULE NO. 2945-123-25-016
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 23,790.00
 ESTIMATED REMODELING COST \$ 50,000
 NO. OF DWELLING UNITS: BEFORE 16 AFTER 16
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS motel
 DESCRIPTION OF WORK & INTENDED USE:
Inside renovation
Upgrade rooms.

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: _____
 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 Sep. 9/20
 Department Approval [Signature] Date 9/24/02

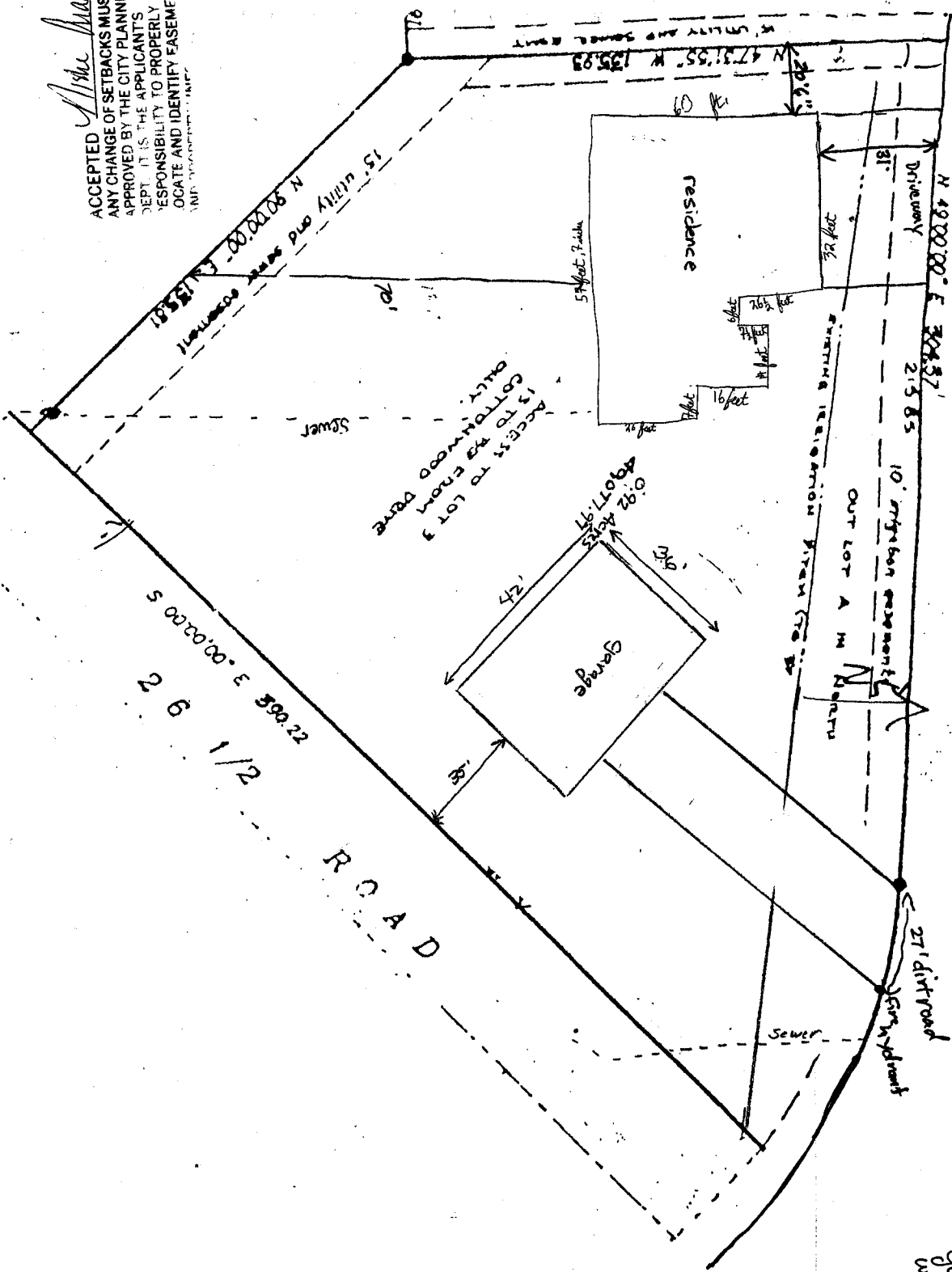
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge use no additional work</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/24/02</u>

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)

9/20/02
 [Signature]

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 UTILITIES.



2645 Cottonwood Dr.

↑ North

sewer
 electricity
 gas
 water

5 02.00'00" E 390.22
 26 1/2

ROAD

Access to Lot 3
 13 to 23 may
 Cottonwood Drive
 only.

10' riparian easement
 OUT LOT A IN NORTH
 NORTH

N 47.3155° W 135.83'
 N 49.2020° E 308.37'

15' utility and sewer easement
 N 90.00'00" E 100.00'00"

residence

Garage

Driveway

Sewer

Sewer

21' dirt road
 Sewer Hydrant

60'

42'

81'

0.92 acres
 490.07, 97'

16' 9"

20' 9"

20' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"

16' 9"