

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

BLDG PERMIT NO.
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 2853 North Avenue

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Grand Junction Housing Authority

ADDRESS 1011 North ^{10th} Street ~~Avenue~~, GJ, CO

TELEPHONE 245-0388 x 219

APPLICANT Grand Junction Housing Authority

ADDRESS 1011 North 10th Street, GJ, CO

TELEPHONE 245-0388 x 219

TAX SCHEDULE NO. 2943-181-01-972

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 178,640.00
~~600,000~~

ESTIMATED REMODELING COST \$ 18,000

NO. OF DWELLING UNITS: BEFORE 87 beds AFTER 87 beds
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Homeless Shelter

DESCRIPTION OF WORK & INTENDED USE: _____

Install showers and circulating pump as reflected on attached drawings (interior remodel only)

✓ *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 8/30/02

Department Approval [Signature]

Date 8/30/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/30/02</u>