

Planning \$ <u>10.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

(R)

BLDG PERMIT NO. <u>88271</u>
FILE #

**PLANNING CLEARANCE**

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

73914-3565

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1130 Belford Ave  
 SUBDIVISION Grand Junction, 81501  
 FILING \_\_\_\_\_ BLK 1 LOTS 27+28  
 OWNER LARRY S. MASON  
 ADDRESS 420 E. Mayfield DR.  
 TELEPHONE 970-242-8099  
 APPLICANT Same  
 ADDRESS \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

TAX SCHEDULE NO. 2945-141-06-011  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 110,000  
 ESTIMATED REMODELING COST \$ 15,000  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Residential  
 DESCRIPTION OF WORK & INTENDED USE: Lower  
700 Sq. Ft. of 1108 sq. ft Basement to  
Allow for office + family room. Use  
as Residence.

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: \_\_\_\_\_  
 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 2/28/03  
 Department Approval Gayleen Henderson Date 2-28-03

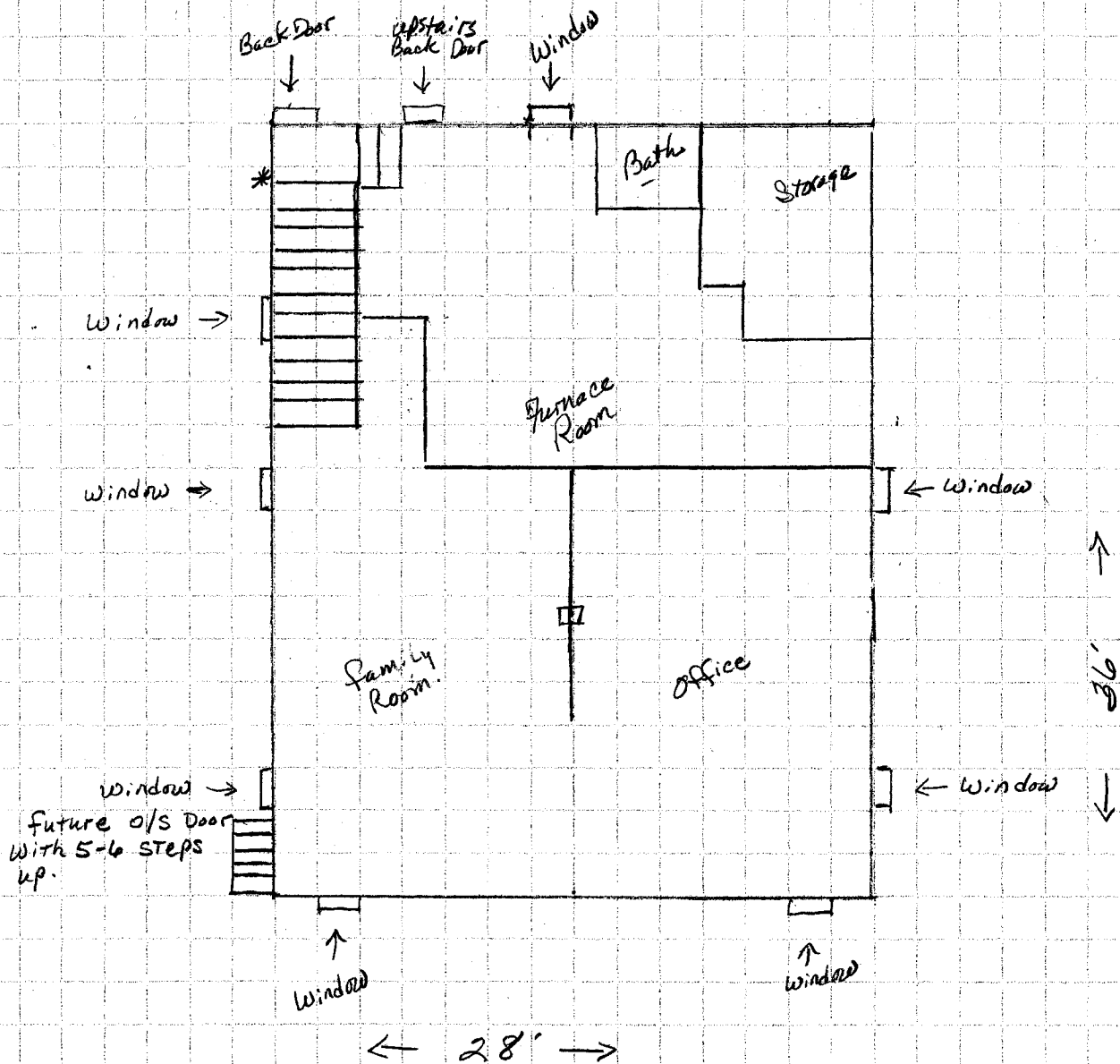
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Macchiguse</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2-28-03</u>

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)

Each Sq = 2'

# Proposed Basement



- \* Eleven Steps 4' wide, 7 1/2" Rise  
4x3 Landing-

Lowering family room + office floor 8" = 86" floor to ceiling

2-28-03 Gayleen Henderson

**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 PROPERTY LINES.