

Planning \$ <u>0</u>	Drainage <u>1,390.00</u>
TCP \$ <u>0 per Laura</u>	School Impact \$ <u>N/A</u>

G PERMIT NO.
FILE # <u>MSP-2002-210</u>

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
SUBDIVISION GRAND JUNCTION
FILING 1 BLK 1 LOT 27428
OWNER LARRY S. MASON
ADDRESS 555 NO. AVE #1
TELEPHONE 242-0000
APPLICANT LARRY S. MASON
ADDRESS 420 E. MAYFIELD DR
TELEPHONE 242-8099

TAX SCHEDULE NO. 2945-141-06-041
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 97,000
ESTIMATED REMODELING COST \$ 25,000
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS only House
DESCRIPTION OF WORK & INTENDED USE: REMODEL INTERIOR FOR USE AS INSURANCE OFC. & PROVIDE ADEQUATE PARKING. MOST REMODEL IS FOR HANDICAP ACCESS

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: per approved plan
PARKING REQUIREMENT: 4
LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT N/A TRAFFIC ZONE N/A ANNEX N/A

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 Larry Mason Date 10-4-02
Department Approval Konnie Edwards APA Date 7-24-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Drainage fee</u>
Utility Accounting <u>Retrieval</u>			Date <u>7-24-03</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)