

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>89052</u>
FILE # <u>MS-1996-053</u>

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 2905 FRQ TAX SCHEDULE NO. 2943-082-33-008
SUBDIVISION Safeway Cottonwood Centre CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 414,680⁰⁰
FILING - BLK - LOT 5 ESTIMATED REMODELING COST \$ \$1,000 ^{bdgs}
OWNER Walter Waymeyer % Comp. Prop. Tax NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
ADDRESS 2905 FRQ USE OF ALL EXISTING BLDGS Retail
1371 Oakland Blvd Ste 300 Walnut Creek CA 94596-8408
TELEPHONE _____ * DESCRIPTION OF WORK & INTENDED USE: _____
APPLICANT Homeward Bound of the Grand Valley interior remodel only
(GSHA) ADDRESS 2853 North Ave (add one door to connect)
TELEPHONE 256-9424 units

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 PD SPECIAL CONDITIONS: MS-1996-053
PARKING REQUIREMENT: no change
LANDSCAPING/SCREENING REQUIRED: YES ___ NO X CENSUS TRACT N/A 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 Ronnie Edwards APA Date 4/10/03
Department Approval C. Laine Gibson Date 4/14/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>4/14/03</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)