

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>88172</u>
FILE # _____

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

77035-506

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1104 PITKIN
SUBDIVISION CITY
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-14436-0108012
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 280000
ESTIMATED REMODELING COST \$ 3500

APPLICANT
OWNER HABITAT FOR HUMANITY OF MESA CO

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS PO BOX 4947

USE OF ALL EXISTING BLDGS RESIDENTIAL

TELEPHONE 255-9850

DESCRIPTION OF WORK & INTENDED USE: _____

OWNER
APPLICANT HABIT. FRED TRANSEY

REMOVED DOORWAYS

ADDRESS 1104 PITKIN

& EXIT SIGNS

TELEPHONE _____

CURRENT LOW OF 1 IS SUFFICIENT

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
PARKING REQUIREMENT: Existing
LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SPECIAL CONDITIONS: _____
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 Robert Stratta

Date 2/13/03

Department Approval Kirsten L. Adwick

Date 2/13/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>2/13/03</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)

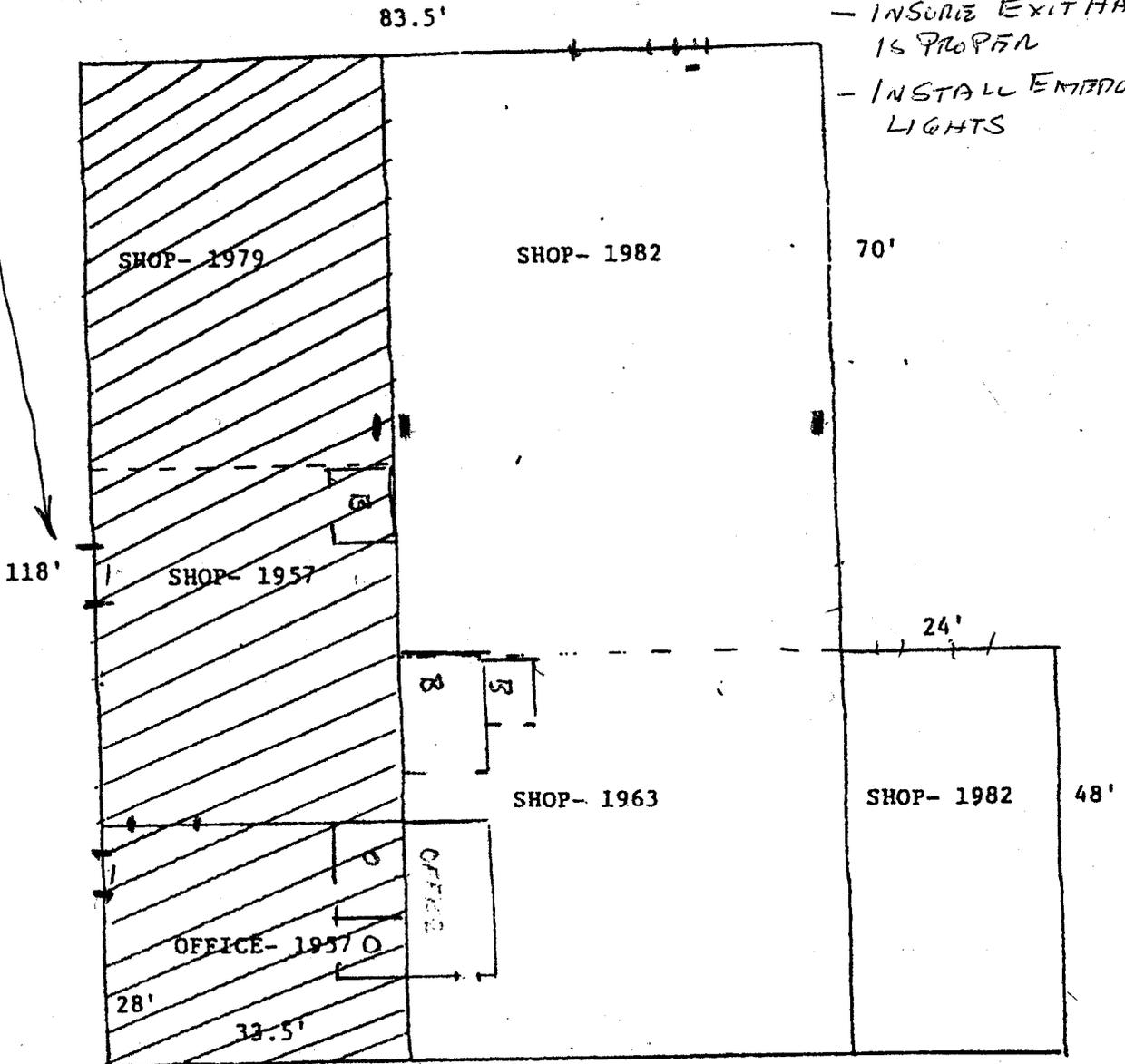
HABITAT FOR HUMANITY OF MISSA CTY

REPLACE OVERHEAD
DOOR WITH
MAIN DOOR

ALLEY

- INSTALL EXIT SIGNS AT DOORS
- INSURE EXIT HARDWARE IS PROPER
- INSTALL EMERGENCY LIGHTS

118' ISAM



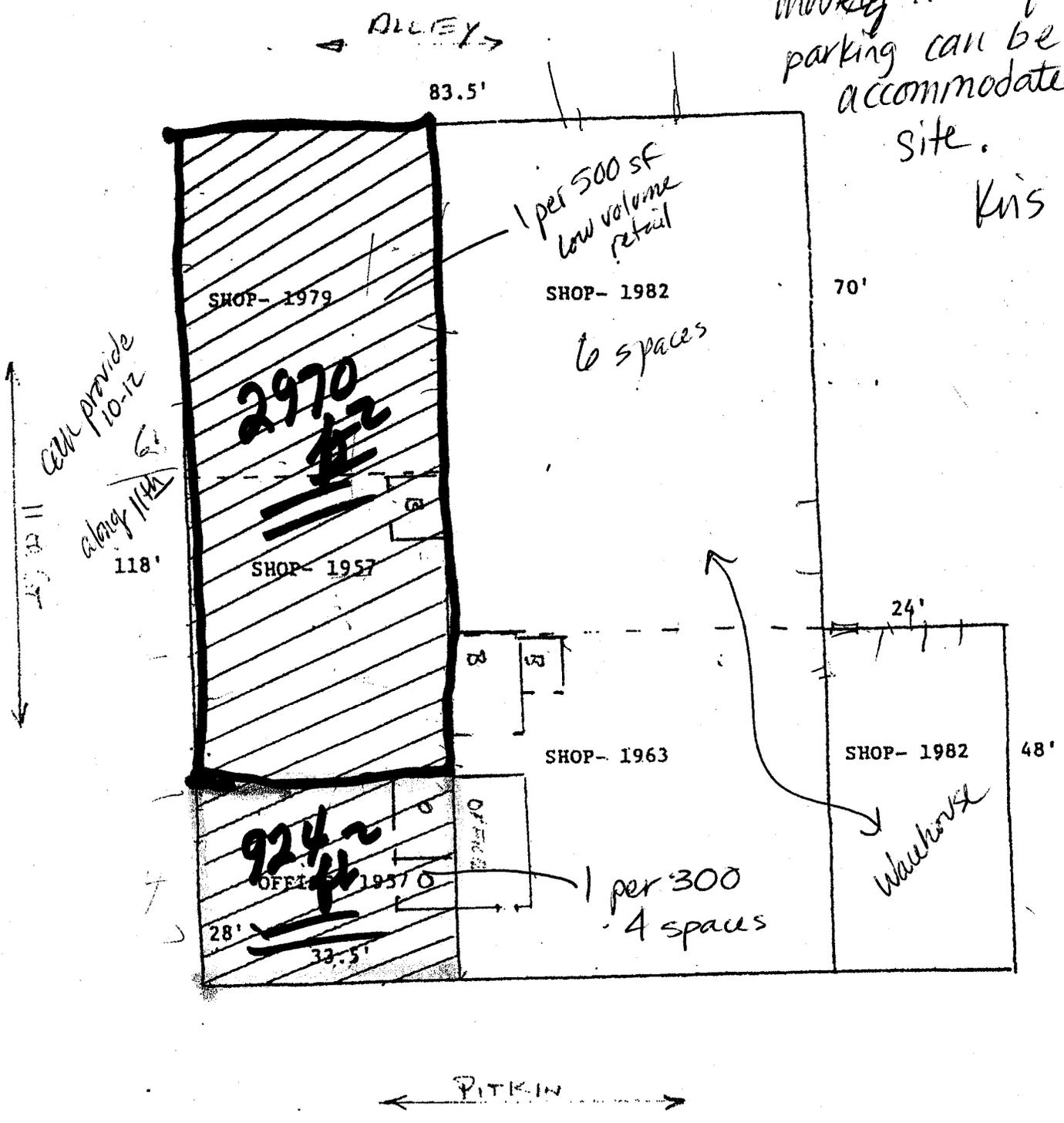
PITKIN

BUILDINGS AT 1104 PITKIN

ACCEPTED KPA 2/13/03
 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.

11/22/02 gave verbal approval to just making in - required parking can be accommodated on site.

Kn's



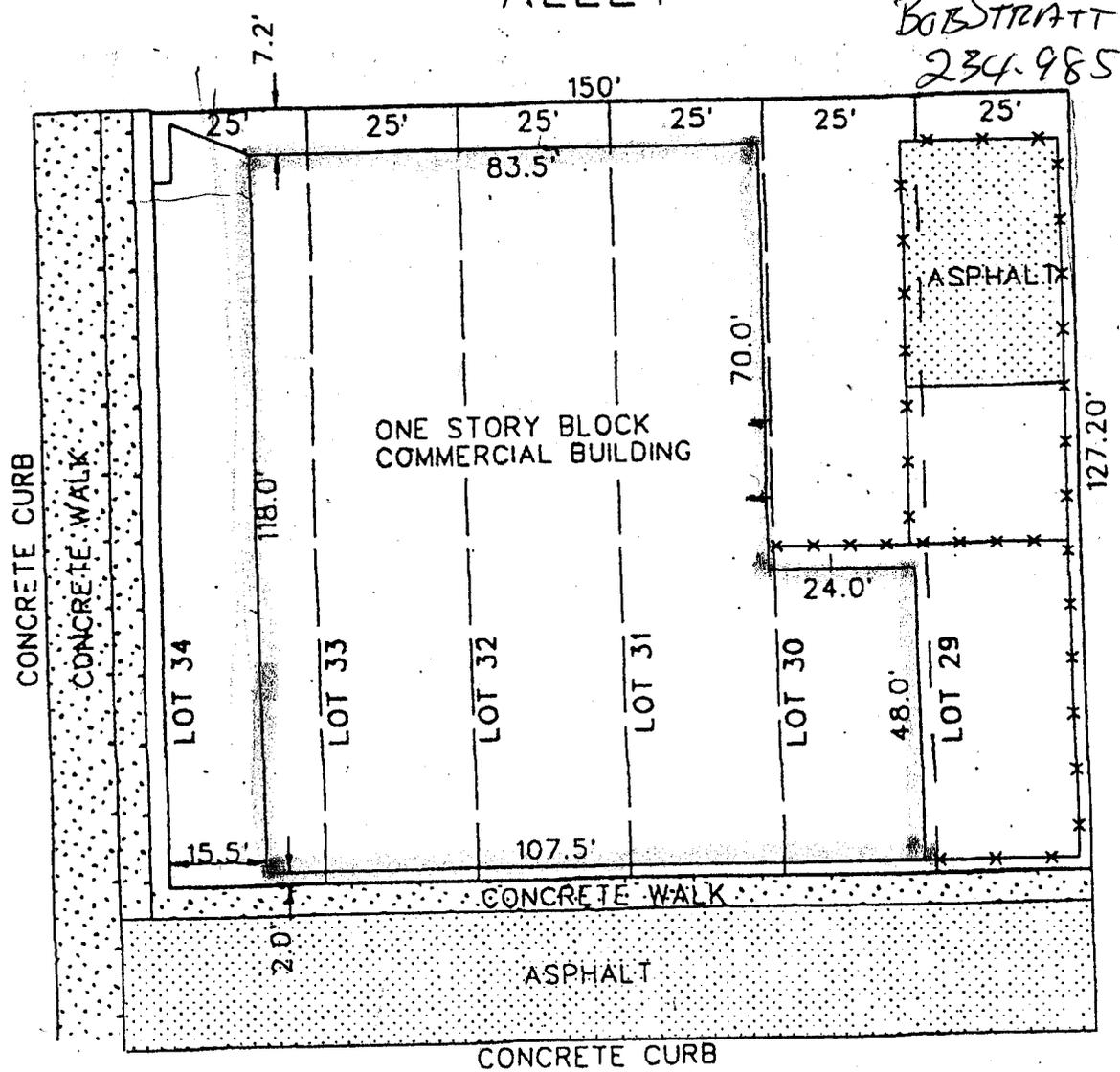
BUILDINGS AT 1104 PITKIN

KRIS ABSTON
244-1437

BOB STRATTON
234-9850

11TH STREET

ALLEY

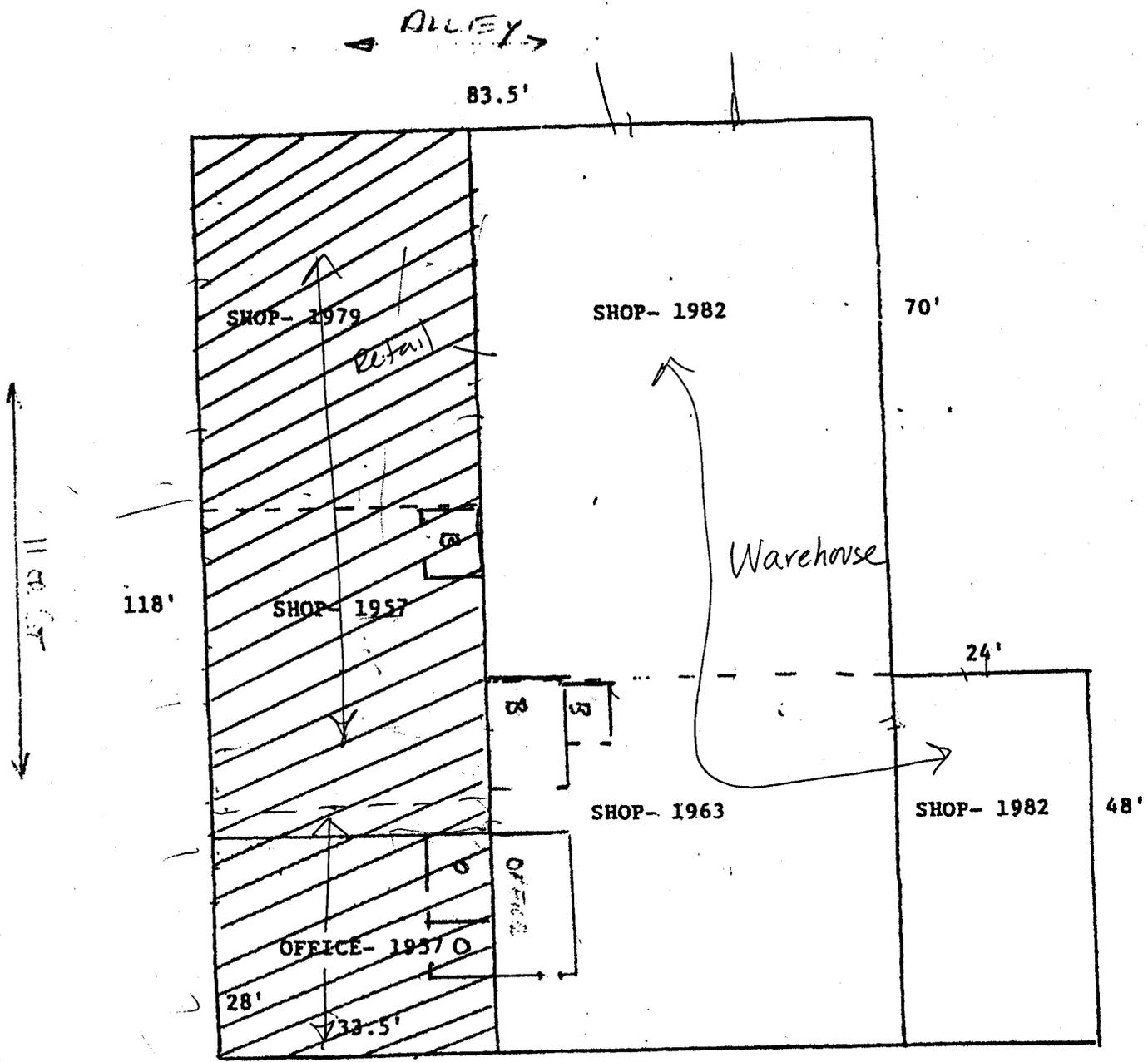


PITKIN AVENUE

PROPERTY AT 1104 PITKIN

Grimsley
Car Repair

Meeting Wed 20th



N 10-12 parking spaces

BUILDINGS AT 1104 PITKIN