

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 MISSOURI
 ADDRESS PO BOX 4947

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS COMMERCIAL

TELEPHONE 255-9850

DESCRIPTION OF WORK & INTENDED USE: _____

OWNER
 APPLICANT HABIT. FRED TRANEY

REMOVED DOORWAYS
& EXIT SIGNS

ADDRESS 1104 PITKIN

CURRENT EOW OF LIS SUFFICIENT

TELEPHONE _____

✓ 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 Struth

Date 2/13/03

Department Approval Kurtis L. Albrecht

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)

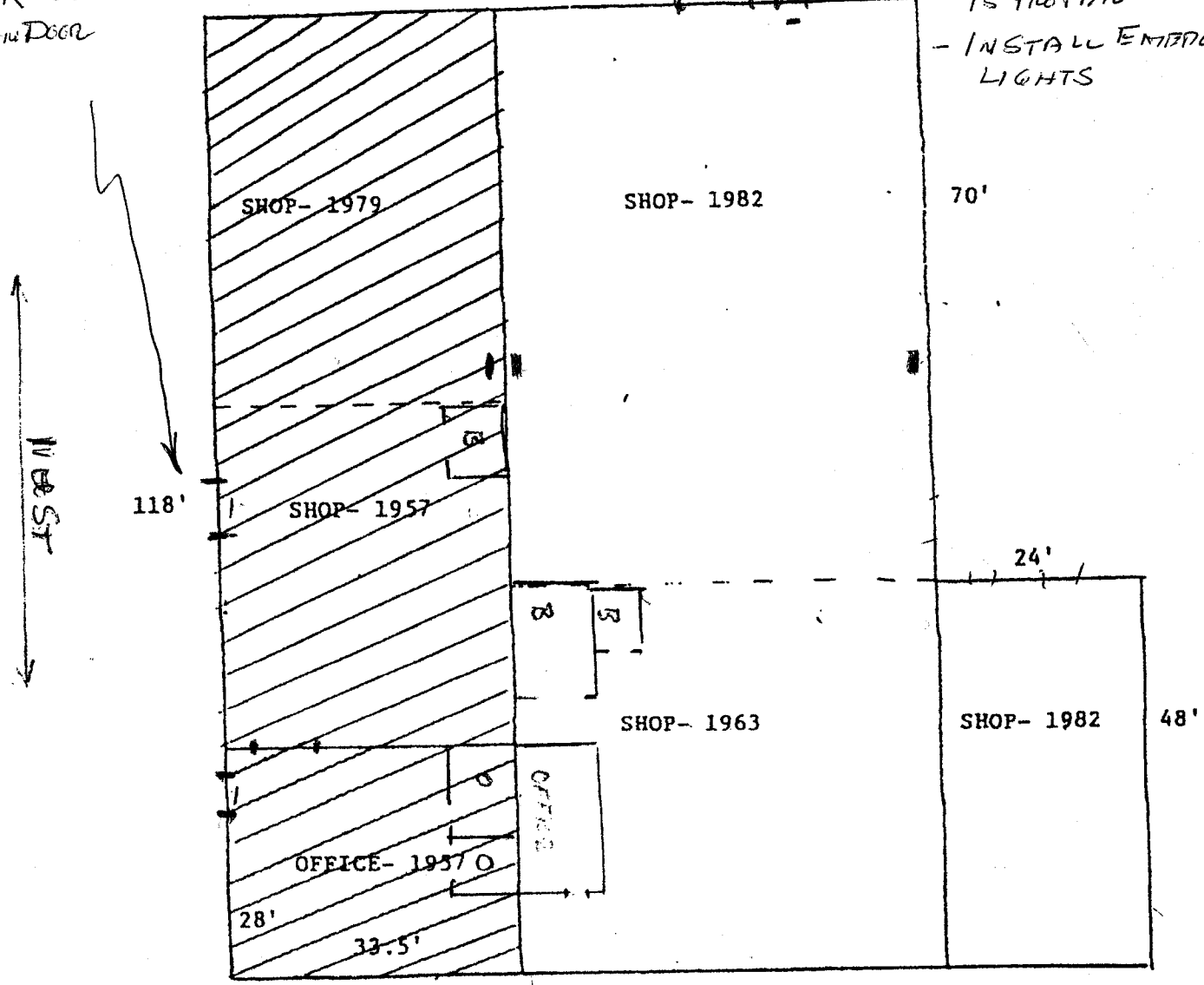
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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



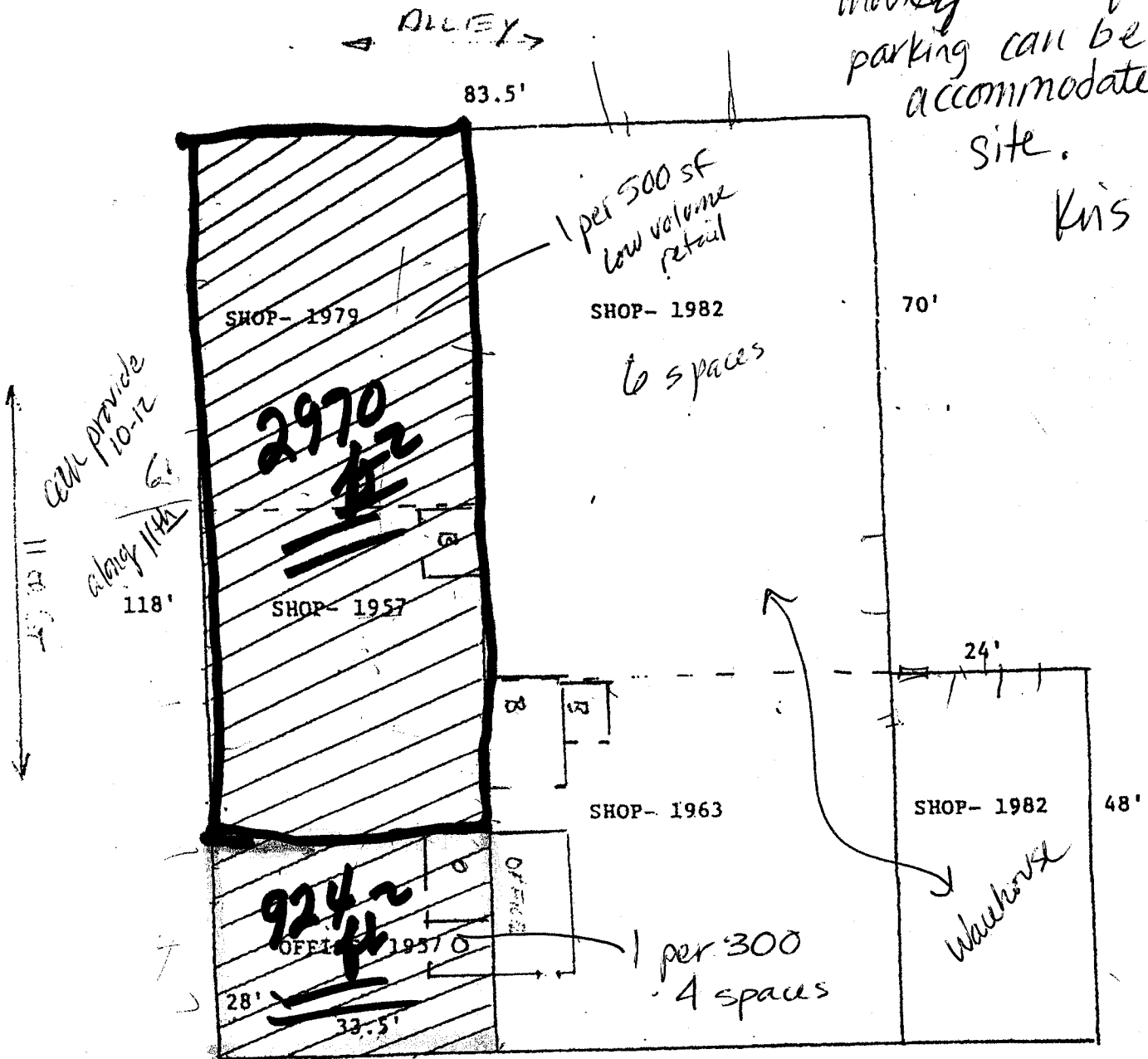
PITKIN

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.

Kris



BUILDINGS AT 1104 PITKIN

KRIS ABSTRACT

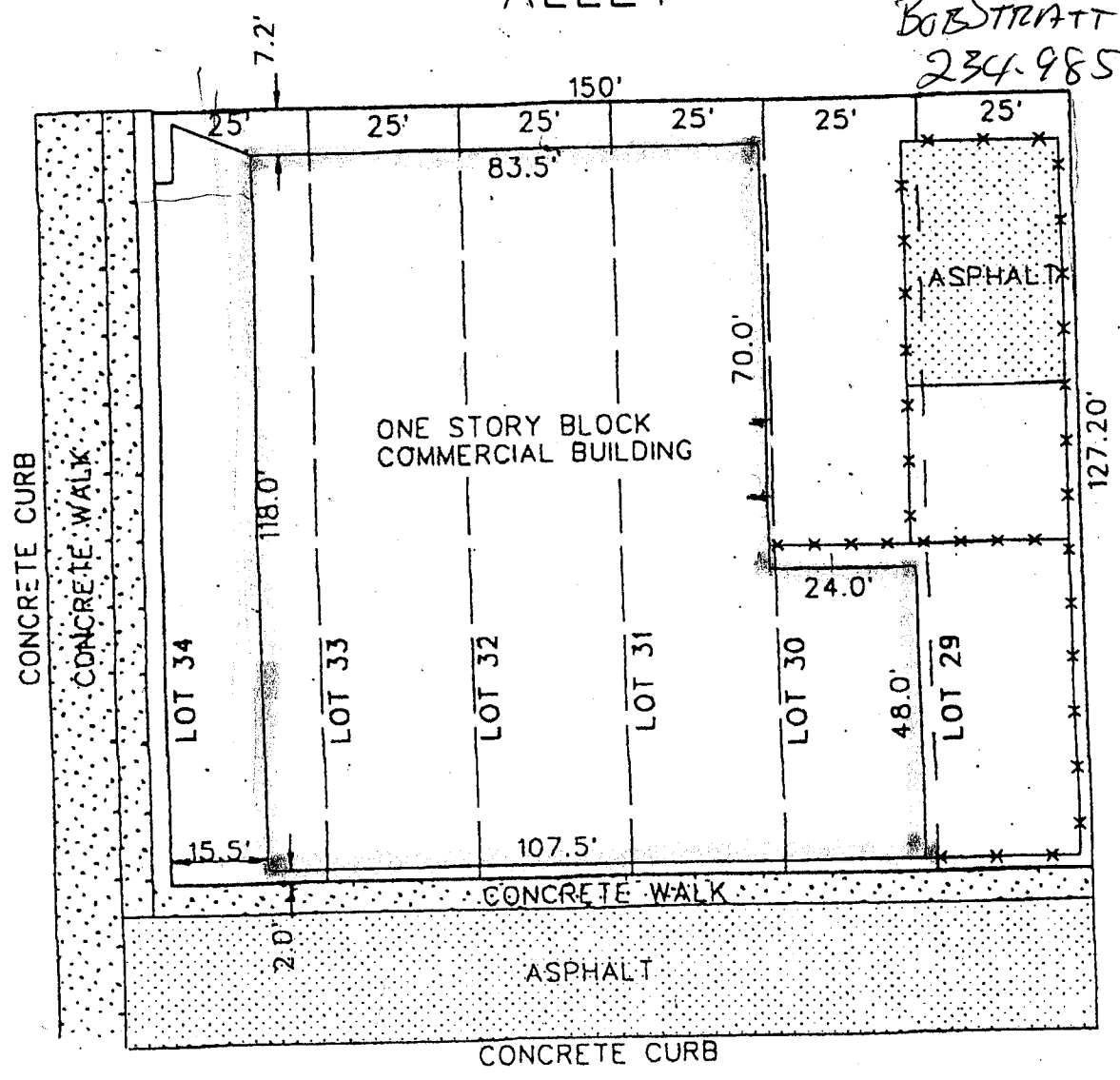
244-1437

BOB STRATTON

234-9850

11TH STREET

ALLEY

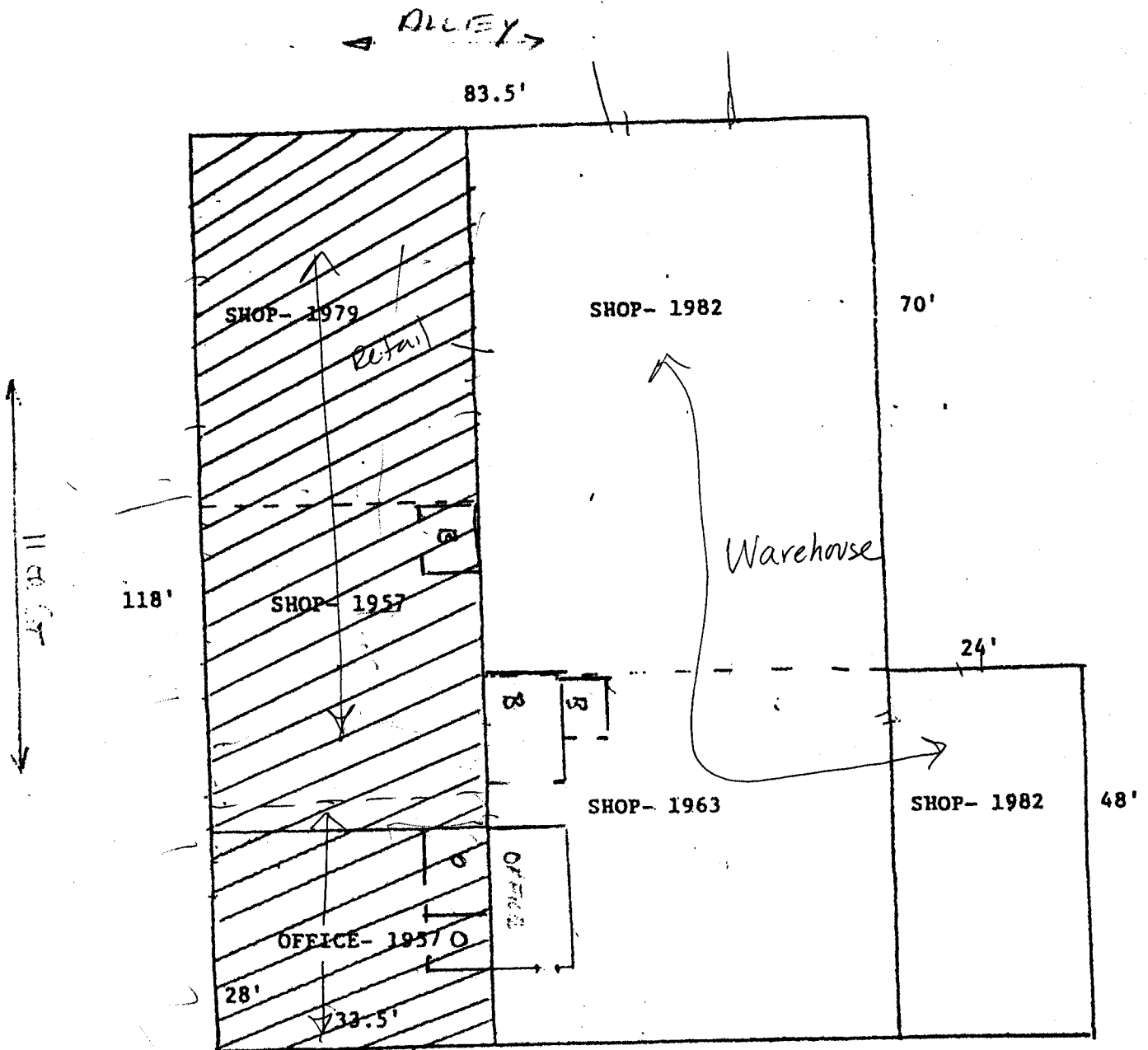


PITKIN AVENUE

PROPERTY AT 1104 PITKIN

Grimsley
Car Repair

Meeting Wed 20th



BUILDINGS AT 1104 PITKIN