

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>88249</u>
FILE #

PLANNING CLEARANCE

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

71514-40872

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2214 SANFORD

SUBDIVISION SELLARS

FILING # 1 BLK 5 LOT 11

OWNER Grand Valley Developers

ADDRESS P.O. Box 5931 Hilton Head SC 29938

TELEPHONE 843-842-7134

APPLICANT Emergy Welsh

ADDRESS 3109 E Rd. Grand Jet, CO 81504

TELEPHONE 201-4747

TAX SCHEDULE NO. 2701-313-05-021

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 400,000

ESTIMATED REMODELING COST \$ 6,000

NO. OF DWELLING UNITS: BEFORE 5 AFTER 5 CONSTRUCTION

USE OF ALL EXISTING BLDGS Office / Warehouse

DESCRIPTION OF WORK & INTENDED USE: Add Ceilings to 4 units
1 set of Stairway

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 I-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 Emergy Welsh Date 2/24/03

Department Approval C. Tap Gibson Date 2/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>going to be a distributing 1.3 EQU 62 EMP</u>
Utility Accounting <u>Marshall-Cole</u>	Date <u>2/24/03</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)