

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

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

3300-2055

Call for water turn-on THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 652 White Ave., TAX SCHEDULE NO. 2945-144-06-004

SUBDIVISION _____ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 25,1270.00

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 87,688.32

OWNER George Wheeler NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 3045 Teller Ave. USE OF ALL EXISTING BLDGS 2nd hand clothes

TELEPHONE 434-8366 DESCRIPTION OF WORK & INTENDED USE: new

APPLICANT EISENHART CONST. INC. roof, HVAC, restrooms,

ADDRESS P.O. 1244 G.S. Co. windows, insulation,

TELEPHONE 242-3471 PAINT, etc - fire-job,
put back 28 devices

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 B-2 SPECIAL CONDITIONS: Interior / exterior

PARKING REQUIREMENT: N/A remedial

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 [Signature] Date 12/23/03

Department Approval [Signature] Date 12/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>1224-03</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)