

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



BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

79189-3890 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 493 28 1/4 ROAD

TAX SCHEDULE NO. 2943-182-60-010

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 550,000.

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 1,500.-

OWNER PAT NODE FAMILY TRUST

NO. OF DWELLING UNITS: BEFORE _____ AFTER N/A
CONSTRUCTION

ADDRESS 3129 B ROAD

USE OF ALL EXISTING BLDGS CHILD CARE

TELEPHONE 640-2113

DESCRIPTION OF WORK & INTENDED USE: RELOCATE

APPLICANT J. DYER CONST., INC.

H.W. HEATER, ADD HAND SINK

ADDRESS 2335 INTERSTATE AVE.

PATCH HOLDS IN WALL BELOW

TELEPHONE 245-8610

3 COMPARTMENT SINK.

✓ 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

SPECIAL CONDITIONS: Interior remodel of break room - no change in use

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 Jon K. Dyer

Date 6/28/04

Department Approval Katherine M. Parker

Date 6-28-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior only</u>
Utility Accounting <u>D. Parker</u>			Date <u>6-28-04</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)