

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

Q

BLDG PERMIT NO.
FILE #

14 382-9038

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2460 F. Rd.

TAX SCHEDULE NO. 2945-044-00-060

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 932,510.00
~~1,436,010~~

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 50,000

OWNER NARRICE Ann Derner

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 2460 F. Rd.

USE OF ALL EXISTING BLDGS Old furniture store

TELEPHONE 970-255-0707

DESCRIPTION OF WORK & INTENDED USE: Remodel

APPLICANT TIMBERWOOD Carpentry + Drywall

(upgrade) Exterior of Building only

ADDRESS 105 Lead's End Rd. Drywall Whitewater CO. 81527

TELEPHONE 970-434-3233

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

**NOT SOLD OR LEASED
REMAIN EMPTY**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

SPECIAL CONDITIONS: Exterior remodel only

PARKING REQUIREMENT: N/A

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 John Werten

Date 2-17-04

Department Approval Ashli Mason

Date 2/17/04

Additional water and/or sewer tap fee(s) are required: YES <u>NO</u>	W/O No. <u>Empty Bldg</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/17/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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