

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

BLDG PERMIT NO. <u>76861</u>
FILE # <u> </u>

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 1119 N First St
SUBDIVISION
FILING BLK LOT
OWNER OWEN O'FALLON
ADDRESS 2078 S. Broadway
TELEPHONE 245 7784 245-7822
APPLICANT McGLEESON INC
ADDRESS 523 FLORENCE Rd
TELEPHONE 970 242 8035

TAX SCHEDULE NO. 2945-104-00-054
CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 458,730.00
ESTIMATED REMODELING COST \$ 7,390.00
NO. OF DWELLING UNITS: BEFORE N/A AFTER
CONSTRUCTION
USE OF ALL EXISTING BLDGS offices & retail
DESCRIPTION OF WORK & INTENDED USE:
move sink, elec outlets,
interior walls

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: no change
LANDSCAPING/SCREENING REQUIRED: YES NO

SPECIAL CONDITIONS: interior only
no change in use
CENSUS TRACT 4 TRAFFIC ZONE 10 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 McGLEESON INC. [Signature] Date 9-25-00
Department Approval [Signature] Date 9-25-00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u> </u>
Utility Accounting <u>[Signature]</u>			Date <u>9/25/00</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)