

|                        |                           |
|------------------------|---------------------------|
| Planning \$ <u>500</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>        | School Impact \$ <u>—</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>77708</u> |
| FILE #                       |

**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 533 Bogart Lane Ste. E TAX SCHEDULE NO. 2945-103-34-011  
SUBDIVISION Bogart Comm. Condos #E CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 112,120  
FILING — BLK — LOT 2 of ESTIMATED REMODELING COST \$ 7000.00  
OWNER Paule Stiefler Grace Comm. Sub. NO. OF DWELLING UNITS: BEFORE 1 AFTER 2  
ADDRESS 533 Bogart Lane #E USE OF ALL EXISTING BLDGS Office  
TELEPHONE 243-0660 DESCRIPTION OF WORK & INTENDED USE: subdivide one office space to create two.  
APPLICANT Ruckman Inc.  
ADDRESS 651 Gemstone Way  
TELEPHONE 241-9196

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-2 SPECIAL CONDITIONS: Int. Rem. Notice  
PARKING REQUIREMENT: \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_ CENSUS TRACT 4 TRAFFIC ZONE 98 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 Melanie D. Fork Date 11-8-00  
Department Approval Santa Costello Date 11-13-00

|  |                    |  |                              |
|--|--------------------|--|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No. <u>no dry in use</u> |
| Utility Accounting                                     | <u>[Signature]</u> |  | Date <u>11/14/00</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)