

TCP \$ School Impact \$

FILE # 76553

fee 5.00

PLANNING CLEARANCE Demo - 76551
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 421 Colorado
SUBDIVISION City
FILING - BLK 125 LOT 4-6
OWNER DDA
ADDRESS 350 Main St
TELEPHONE -
APPLICANT Tusca II Inc
ADDRESS PO Box 4136
TELEPHONE 245-4071

TAX SCHEDULE NO. 2945-143-28-008 948
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 95,920
ESTIMATED REMODELING COST \$ 5,000
NO. OF DWELLING UNITS: BEFORE - AFTER -
CONSTRUCTION
USE OF ALL EXISTING BLDGS Doo Zoo
DESCRIPTION OF WORK & INTENDED USE:
no change in use -
ADA bathroom remodel
interior only plus DEMO

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:
PARKING REQUIREMENT: DDA area - no change
LANDSCAPING/SCREENING REQUIRED: YES NO/A CENSUS TRACT 1 TRAFFIC ZONE 42 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 Dave Bat Date 8/28/00
Department Approval Ronnie Edwards Date 8/28/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u> </u>
Utility Accounting	<u>Debi Overholt</u>		Date <u>8/28/00</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)