

Planning \$ <u>10<sup>e</sup></u>	Drainage \$ <u>∅</u>
TCP \$ <u>∅</u>	School Impact \$ <u>∅</u>

BLDG PERMIT NO. <u>78148</u>
FILE # <u>n/a</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 <u>749 MAIN STREET</u>	TAX SCHEDULE NO. <u>2945-144-20-006</u>
SUBDIVISION _____	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
FILING _____ BLK <u>115</u> LOTS <u>18+19</u>	ESTIMATED REMODELING COST \$ <u>150,000 -</u>
<u>of City of Grand Junction</u>	NO. OF DWELLING UNITS: BEFORE <u>∅</u> AFTER <u>∅</u>
OWNER <u>SCOTT HOLZSCHUH</u>	CONSTRUCTION _____
ADDRESS <u>801 GRAND AVE, GJ</u>	USE OF ALL EXISTING BLDGS <u>Office &amp; Warehouse</u>
TELEPHONE <u>245 6300</u>	DESCRIPTION OF WORK & INTENDED USE: <u>USE: office &amp; Warehouse; work: interior tenant improvement / partial demo of existing Partitions; Construct new partitions; Construct Rest Room</u>
APPLICANT <u>JOHN GALLOWAY / FAVORABLE ARCHS</u>	
ADDRESS <u>115 N. 5<sup>TH</sup> ST. GJ 81501</u>	
TELEPHONE <u>243 2122</u>	

✓ 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 <u>B-2</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: <u>n/a - Downtown</u>	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	CENSUS TRACT <u>3</u> TRAFFIC ZONE <u>41</u> 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 [Signature] Date 12-21-00

Department Approval [Signature] Date 12-21-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>12-22-00</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)