

TCP \$ 0School Impact \$ 0

FILE #

Permit# 75851

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

PX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 625 Ute AvenueTAX SCHEDULE NO. 2945-144-31-945

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 958,960

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 75,000OWNER City of Grand JunctionNO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTIONADDRESS 2549 River Road, G.J., CO 81505USE OF ALL EXISTING BLDGS OfficesTELEPHONE 970-244-1535

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Don Lambert / K&G EnterprisesInterior RemodelADDRESS 2525 High Country Ct., G.J., CO 81505TELEPHONE 970-245-2046

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: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 3 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 Donald F. LambertDate 7/20/00Department Approval C. Faye GibsonDate 7/20/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date

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)