

Planning \$	5.00	Drainage \$	0
TCP \$	0	School Impact \$	0

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BLDG PERMIT NO.	83772
FILE #	

1093-699

PLANNING CLEARANCE

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

known as 132 S 5th St.

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 126 S 5th St -
 SUBDIVISION A.A.
 FILING _____ BLK 117 LOT 29-32
 OWNER Sherri Raso
 ADDRESS _____
 TELEPHONE _____
 APPLICANT The Energy Office
 ADDRESS 128 S 5th St.
 TELEPHONE (970) 241-2871

TAX SCHEDULE NO. 2945-143-20-012
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 101,520
 ESTIMATED REMODELING COST \$ 1200.00
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Office
 DESCRIPTION OF WORK & INTENDED USE: _____
24 walls for partitions to create office space - Nothing permanently attached

✓ 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: N/A
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO 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 [Signature] Date 3-25-02
 Department Approval C. Faye Johnson Date 3/25/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>interior remodel only</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/25/02</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)