

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

BLDG PERMIT NO. <u>78607</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 225 N. 5TH ST. #1020

SUBDIVISION City

FILING — .BLK 96 LOT 1-24

OWNER ENIPRA BUILDINGS LLC

ADDRESS 225 N. 5TH ST C

TELEPHONE (970) 243-5600

APPLICANT RUTH'S CONSTRUCTION

ADDRESS 3187 HIGHLAND RD.

TELEPHONE (970) 523-1805

TAX SCHEDULE NO. 2945-143-09-003 ⁰¹⁰

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2220,070

ESTIMATED REMODELING COST \$ 20,000.00

NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE

DESCRIPTION OF WORK & INTENDED USE: INTERIOR REMODEL ONLY

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

PARKING REQUIREMENT: same

LANDSCAPING/SCREENING REQUIRED: YES — NO X

SPECIAL CONDITIONS: interior only - no change in use

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 02/07/01

Department Approval Ronnie Edwards Date 2/07/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No chrgn as</u>
Utility Accounting	<u>CM Cole</u>		Date <u>2/07/01</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)