

Planning \$ <u>15.00</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>81067</u>
FILE #

PLANNING CLEARANCE

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

59998703-7629
 6998703-7629

AE

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2139 N 12th Street, #10
 SUBDIVISION 12th St Sub
 FILING _____ BLK _____ LOT 1
 OWNER Joe V Proccio
 ADDRESS 2139 N 12th St., #10
 TELEPHONE 245-2444
 APPLICANT Wylie Miller
 ADDRESS 798 Jordanna Road
 TELEPHONE 245-6145

TAX SCHEDULE NO. 2945-11-33-001
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 140,000.00
 ESTIMATED REMODELING COST \$ 2,000⁰⁰
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS office
 DESCRIPTION OF WORK & INTENDED USE:
Contract Sales - US Post office

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 R0 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES ___ NO ___ CENSUS TRACT 5 TRAFFIC ZONE 27 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 Wylie R. Miller Date 8/10/01
 Department Approval C. Faye Gibson Date 8/10/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>995 NO CHG IN USE</u>
Utility Accounting <u>Marshall Galt</u>			Date <u>8/10/01</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)