

Planning \$ 10.00 5.00	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. 81902
FILE #

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

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 359 Colorado Ave
SUBDIVISION UNITE 101
FILING BLK LOT
OWNER ST. REGIS LLP
ADDRESS Box 2743 g.j.c. 81502
TELEPHONE 241-2672
APPLICANT EBE ESLAMI
ADDRESS As Above
TELEPHONE

TAX SCHEDULE NO. 2945143-50001
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 48460⁰⁰
ESTIMATED REMODELING COST \$ 5000⁰⁰
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS YES
DESCRIPTION OF WORK & INTENDED USE: Interior Remodeling
or TENANT FINISH

DATE
OCT 2 2001
TB

✓ 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:
LANDSCAPING/SCREENING REQUIRED: YES NO

SPECIAL CONDITIONS: interior remodel only
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 *EBE ESLAMI*

Date 10/2/01

Department Approval *Gayleen Henderson*

Date 10-2-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u><i>Li Bensley</i></u>			Date <u>10/2/01</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)