

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

9

BLDG PERMIT NO. <u>80210</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 565 South Commercial TAX SCHEDULE NO. 2945-102-23-024-026,022
 SUBDIVISION Westgate Park CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 380,190
 FILING 1 BLK 5 LOT 22,24,26 ESTIMATED REMODELING COST \$ 20,000
 OWNER Bob Stotler NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS Same CONSTRUCTION
 TELEPHONE 242-7550 USE OF ALL EXISTING BLDGS Office Warehouse
 APPLICANT Chris McCallum DESCRIPTION OF WORK & INTENDED USE: Interior Remodel
 ADDRESS 1551 Independent
 TELEPHONE 243-4642

✓ 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 C-2 SPECIAL CONDITIONS: Adding Bathroom & break room - no addition to bldg.
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT 4 TRAFFIC ZONE 10 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 Chris McCallum Date 06-06-01
 Department Approval Michele Wagner Date 6/6/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Hart</u>		Date <u>6/6/01</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)