

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

②

BLDG PERMIT NO. <u>78314</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 105 W. MAIN

SUBDIVISION N/A

FILING N/A BLK _____ LOT _____

OWNER CASTLE CREEK PROPERTIES

ADDRESS 385 RIDGEWAY DRIVE

TELEPHONE 292-6075

APPLICANT ALPINE C.M., INC.

ADDRESS 1111 SO. 12TH ST.

TELEPHONE 295-2505

TAX SCHEDULE NO. 2945-154-07-013

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 113,360.00

ESTIMATED REMODELING COST \$ 165,000.00

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE

DESCRIPTION OF WORK & INTENDED USE: _____
INTERIOR REMODEL / ADA
RESTROOMS 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 F-2

SPECIAL CONDITIONS: 0

PARKING REQUIREMENT: utilize existing

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 _____ Date 1/10/01

Department Approval K. Krustenberger Date 1/12/01
No new parking required - internal space being reconfigured.

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Chm Cole</u>		Date <u>1/12/01</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)