

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

(a)

BLDG PERMIT NO. <u>75959</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 45A Main St.
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Gary Zancarelli
 ADDRESS 45A Main (upstairs)
 TELEPHONE _____
 APPLICANT Jolie West-Delzeit
 ADDRESS 2274 Tiffany
 TELEPHONE H: 243-5915 W: 257-7288

TAX SCHEDULE NO. 2945-143-16-016
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 162,200
 ESTIMATED REMODELING COST \$ 10,000
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail
 DESCRIPTION OF WORK & INTENDED USE: Carpet on floors, track lighting as well as some drywall. Space will be an art gallery.

✓ 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: None
 LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

SPECIAL CONDITIONS: Interior Only
 CENSUS TRACT 2 TRAFFIC ZONE 35 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 Jolie West-Delzeit
 Department Approval Mike Dragon

Date 4/6/01
 Date 4/6/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting	<u>Ktct</u>		Date <u>4/6/01</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)