

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>84535</u>
FILE # <u>SPR-2000-073</u>

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

CDP-2002-111

2303N 12th

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1190 Bookcliff  
 SUBDIVISION —  
 FILING — BLK — LOT —  
 OWNER Bookcliff Square LLC  
 ADDRESS 336 Main St #201  
 TELEPHONE 243-9428  
 X APPLICANT LYNN BEMIS  
 ADDRESS 460 E. SCENE DR  
 TELEPHONE 243-3738 cell 234-6457

TAX SCHEDULE NO. 2945-111-00-150  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 810,720<sup>00</sup>  
 ESTIMATED REMODELING COST \$ 175,000 approx  
 NO. OF ~~SWELLING~~ <sup>WLDZ</sup> UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS future offices  
 DESCRIPTION OF WORK & INTENDED USE: tenant finish -  
\* Suite 104 (1<sup>st</sup> floor S. Side)  
Etc/menny/OKey  
Condo Plat to be recorded # CDP-2002-111

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-1  
 PARKING REQUIREMENT: N/A *per site plan*  
 LANDSCAPING/SCREENING REQUIRED: YES  NO   
 SPECIAL CONDITIONS: - C.O. sign off must occur after recording plat.  
 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 [Signature] Date 5-13-02  
 Department Approval Ronnie Edwards - Assoc. Planner Date 5/13/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/13/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)