

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

BLDG PERMIT NO. <u>83417</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 1059 Suite B North Ave  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 2 LOT 13-16

TAX SCHEDULE NO. 2945-141-05-020  
CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 193,350.00  
ESTIMATED REMODELING COST \$ 5,000

OWNER Tami Covington/Bill & Kris Smith  
ADDRESS 624 N. Sunset Ct 81504  
TELEPHONE 241-6895  
APPLICANT Tami Covington  
ADDRESS 624 N. Sunset Ct.  
TELEPHONE 241-6895

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS Retail / Restaurant  
DESCRIPTION OF WORK & INTENDED USE:  
Interior Remodel - Plumbing  
for Coffee Bar - 3 Bay Sink - Handicap B.R.  
ELEC. = 220 plug - Raised Floor = lumber

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 <u>C-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: <u>5</u>	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>	CENSUS TRACT <u>2</u> TRAFFIC ZONE <u>30</u> ANNEX _____

PAID  
MAR 11 2002  
TB

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 Tami K. Covington Date 3-1-02  
Department Approval C. J. Jansen Date 3/1/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>3/1/02</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)