

Planning \$ <u>10.00</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>

BLDG PERMIT NO. <u>83226</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 748 Winters Ave
SUBDIVISION Benton Canon's First Sub
FILING _____ BLK 2 LOTS 20-24
OWNER Latin Anglo Alliance
ADDRESS 748 Winters Ave
TELEPHONE 248-3658
APPLICANT Latin Anglo Alliance
ADDRESS 740 Winters Ave
TELEPHONE 248-3658

TAX SCHEDULE NO. 2945-231-14-972
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 107,190. ~~75,000.00~~
ESTIMATED REMODELING COST \$ 5,000.
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS Club Hall
DESCRIPTION OF WORK & INTENDED USE: _____
Replace Heating / Cooling system

✓ 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 I-1 SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 3 TRAFFIC ZONE 44 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 Michael Archuleta Date 2-13-2002

Department Approval Gayleen Henderson Date 2-13-2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Dunholtz</u>		Date <u>2/13/02</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)