

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

(10)

BLDG PERMIT NO. <u>88100</u>
FILE # <u>                    </u>

**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 N 12th St 2139 ~~North Ave.~~ G. J. <sup>NO-3</sup> TAX SCHEDULE NO. 2945-111-33-009

SUBDIVISION                      CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 120,730.00

FILING                      BLK                      LOT                      ESTIMATED REMODELING COST \$ # 26,000.00

OWNER Kathleen Castellot NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS 619 main St. G. J. 81501 USE OF ALL EXISTING BLDGS                     

TELEPHONE 244-88H DESCRIPTION OF WORK & INTENDED USE: Tenant

APPLICANT Nick A. Lobato finish - office space

ADDRESS 2489 S. Broadway

TELEPHONE 256-0633-250-8926

✓ 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 R-0 SPECIAL CONDITIONS: Interior Remodel only

PARKING REQUIREMENT:                     

LANDSCAPING/SCREENING REQUIRED: YES                      NO                      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 Nick A. Lobato Date 2-10-03

Department Approval Mishi Hagon Date 2/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>partitions</u>
Utility Accounting <u>Rette Kanover</u>			Date <u>2-10-03</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)