

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

BLDG PERMIT NO. <u>88535</u>
FILE #

PLANNING CLEARANCE

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

64407-1836

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 259 Grand Avenue

SUBDIVISION _____

FILING 39-01398 BLK 79 LOT 15-18

OWNER Western Slope Ctr. for Children

ADDRESS 259 Grand Ave. GJ 8501

TELEPHONE 245-3788

APPLICANT Same

ADDRESS same

TELEPHONE same

TAX SCHEDULE NO. 2945-143-02-021

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 430,000⁰⁰

ESTIMATED REMODELING COST \$ 101,280⁰⁰

NO. OF DWELLING UNITS: BEFORE NA AFTER NA
CONSTRUCTION

USE OF ALL EXISTING BLDGS non-profit

DESCRIPTION OF WORK & INTENDED USE:
Remodel interior / Stucco
exterior

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

SPECIAL CONDITIONS: Interior Remodel
Only

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 [Signature] Date 3/13/03

Department Approval [Signature] Date 3/14/03

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>interior work</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-14-03</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)