

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

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BLDG PERMIT NO. _____
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 640^{S.} HWY 50

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER AARP LLC

ADDRESS 515 1/2 RADO DR

TELEPHONE 970 243 9737

APPLICANT JIM C. LEAHY

ADDRESS 515 1/2 RADO

TELEPHONE 970 640 7876

TAX SCHEDULE NO 2945-262-00033

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ DEMOLITION

ESTIMATED REMODELING COST \$ 50 K 132600

NO. OF DWELLING UNITS: BEFORE 5 AFTER 5
CONSTRUCTION

USE OF ALL EXISTING BLDGS 5

DESCRIPTION OF WORK & INTENDED USE: Demo only
REMODEL - STORE FRONT
PROFESSIONAL PARK.

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 C-1

SPECIAL CONDITIONS: Demo 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 [Signature] Date Aug 22 2003

Department Approval [Signature: Dayleen Henderson] Date 8-22-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Just Demo only</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/21/03</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)