

Planning \$ 500	Drainage \$ 0
TCP \$ 0	School Impact \$ 0

BLDG PERMIT NO. 76992
FILE # MS-1997-090

### PLANNING CLEARANCE

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

21577-39409

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 565 25 ROAD SUITES 9810 TAX SCHEDULE NO: 2945-091-18-012  
~~21577-39409~~ 2945-091-18-011

SUBDIVISION \_\_\_\_\_ CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 119,200

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ ESTIMATED REMODELING COST \$ 10,000

OWNER H. GLENN & NANCY A MARTU NO. OF DWELLING UNITS: BEFORE 2 AFTER 1  
 CONSTRUCTION

ADDRESS P.O. BOX 1967 GJ, CO 81502 USE OF ALL EXISTING BLDGS MULTIPLE BUSINESSES

TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: INTERIOR  
REMODEL ONLY - NO STRUCTURAL  
CHANGES, INTERIOR FINISH FOR  
(PARTY RENTAL BUSINESS)

APPLICANT KETCHUM CONSTRUCTION

ADDRESS 981 25 ROAD

TELEPHONE 260-2088

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-2 SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X CENSUS TRACT 9 TRAFFIC ZONE 97 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 9-27-00

Department Approval C. Faye Gibson Date 9-27-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/27/00</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)