

Planning \$ 200	Drainage \$	BLDG PERMIT NO. 75199
TCP \$	School Impact \$	FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

13895-5695
 BUILDING ADDRESS 759 Horgan Unit N1 TAX SCHEDULE NO. 2701-361-22-023
 SUBDIVISION Grand Junction CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 511,900
 FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 10,000
 OWNER John Turner NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 759 Horgan CONSTRUCTION _____
 TELEPHONE _____ USE OF ALL EXISTING BLDGS Restaurant
 APPLICANT Delbert McClure DESCRIPTION OF WORK & INTENDED USE: _____
 ADDRESS 2510 So Broadway tenant final for Pizza
 TELEPHONE 245-2938

✓ 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: _____
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO CENSUS TRACT 11 TRAFFIC ZONE 17 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 Delbert McClure Date 5/12/00
 Department Approval Yiska Hagan Date 5/12/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting			Date <u>5/12/00</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)

to be reviewed as a whole building by JR - will contact owner if further discussion or PIF is necessary