

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

BLDG PERMIT NO. <u>77903</u>
FILE #

PLANNING CLEARANCE

515 28-11000 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 555 1/2 So. Hwy 50
 SUBDIVISION Fairley Add.
 FILING — BLK 5 LOT 4
 OWNER TBIF, Inc
 ADDRESS 2328 Falcon Pt. GJ, CO
 TELEPHONE (970) 255-9939
 APPLICANT (same)
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2945-262-05-010
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 100,000 ^{\$ 51,000 bldg only}
 ESTIMATED REMODELING COST \$ 10,000
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Car Wash
 DESCRIPTION OF WORK & INTENDED USE: Clean up exterior and interior of wash. This will include fascia brick work. Also insallation of new equipment.

✓ 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: interior only
 PARKING REQUIREMENT: — no change in use
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 13 TRAFFIC ZONE 87 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] A. Tatz - Pres. TBIF, Inc. Date 12-1-00
 Department Approval [Signature] Ronnie Edwards Date 12-1-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>As chg in line</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/7/00</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)