

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>76057</u>
FILE # <u>NA</u>

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

*OK*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2581 Hwy 6 #50  
SUBDIVISION Six & Fifty  
FILING \_\_\_\_\_ BLK 3 LOT 1  
OWNER Jerry Derby  
ADDRESS 2080 E 1/2 Rd.  
TELEPHONE 245 5989W 2438126 H  
APPLICANT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE \_\_\_\_\_

TAX SCHEDULE NO. 2945-151-08-003  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 250,000  
ESTIMATED REMODELING COST \$ 3000<sup>00</sup>  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION \_\_\_\_\_  
USE OF ALL EXISTING BLDGS \_\_\_\_\_  
DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Reuse Roller Print for Retail

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  
PARKING REQUIREMENT: 85 (okay)  
LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SPECIAL CONDITIONS: interior only  
CENSUS TRACT 9 TRAFFIC ZONE 11 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 Jerry Derby  
Department Approval Winters & Andrews

Date 7-31-2000  
Date 6/27/00 *pu 7/31/00*

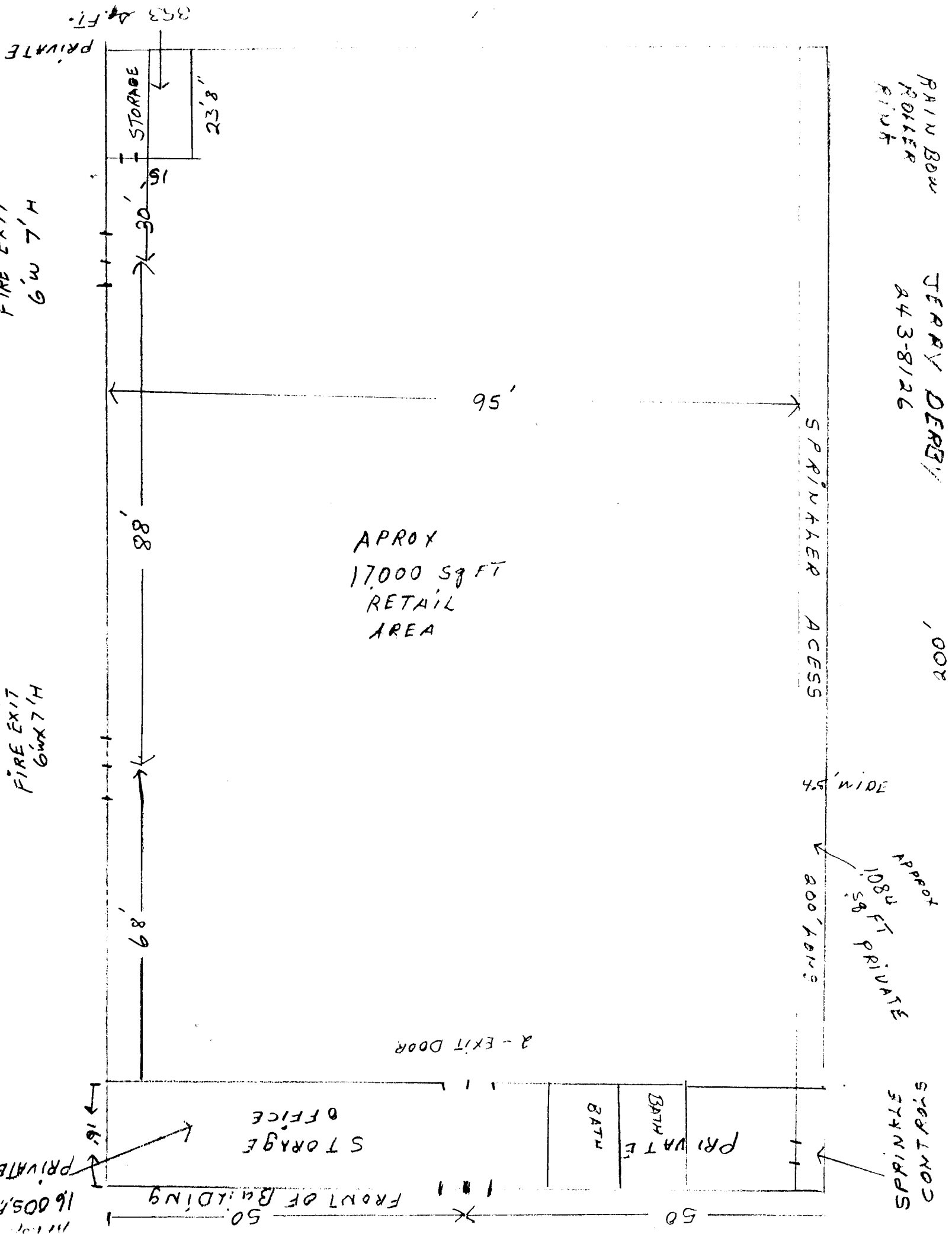
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no charge</u>
Utility Accounting	<u>Dottie Vonauer</u>		Date <u>7-31-00</u>

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)



RAINBOW  
ROLLER  
RINK  
JERRY DERBY  
243-8126  
,000



APPROX  
17,000 SQ FT  
RETAIL  
AREA

SPRINKLER ACCESS

4.5' WIDE

200' LONG

APPROX  
108 FT PRIVATE

STAIRS

2-EXIT DOOR

FRONT OF BUILDING

STORAGE OFFICE

BATH  
BATH

PRIVATE

PRIVATE

FIRE EXIT  
6' W 7' H

FIRE EXIT  
6' W 7' H

PRIVATE  
353 FT.

88'

89'

95'

30'  
15'

STORAGE

23'8"

16'005 FT

50'