

TEPS 500 School Impact \$

Permit# 76659
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 2424 Hwy 6250

TAX SCHEDULE NO. 2945-093-06-001^{C43}

SUBDIVISION Mesa Mall's 2nd Minor

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 11,097,790

FILING — BLK — LOT A

ESTIMATED REMODELING COST \$ 21,000

OWNER Jim Cagle, Jr. (Subway)

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS P.O. Box 2822 G.J.C.

USE OF ALL EXISTING BLDGS Refurb

TELEPHONE 970-245-2206

DESCRIPTION OF WORK & INTENDED USE: Remodel Subway Rest.

APPLICANT Subway Rest.

ADDRESS 2764 Compass Pt. G.J.C.

TELEPHONE 245-2214

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: Int Rem. NCUU

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES NO

CENSUS TRACT 9 TRAFFIC ZONE 9 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 Jim Cagle Jr.

Date 9-5-2000

Department Approval C. Lynn Nelson

Date 9-5-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Dehnb</u>			Date <u>9/5/00</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)