

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>77783</u>
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 US Hwy b75D  
SUBDIVISION Mesa Mall  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT A  
OWNER Jerry Muth  
ADDRESS 2755 County Road 250  
TELEPHONE 970-259-7304  
APPLICANT Ford Construction  
ADDRESS 714 Arrowest Road  
TELEPHONE 970-245-9343

TAX SCHEDULE NO. 2945-043-06-003  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 11,697,790  
ESTIMATED REMODELING COST \$ 113,000.00  
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS Retail  
DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Remodel of Store

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 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 Marcy Anderson Date 11-20-00  
Department Approval C. Faye Gibson c/o 1/8/01 Date 11-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Wabi Overholt</u>			Date <u>11-20-00</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)