

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

BLDG PERMIT NO. <u>77939</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 150 WEST MAIN
SUBDIVISION MOBLEY SUB
FILING _____ BLK 6 LOT 6:7
OWNER Amy Mueller
ADDRESS 902 Colorado Ave.
TELEPHONE 245-1009
APPLICANT SAME
ADDRESS _____
TELEPHONE _____

TAX SCHEDULE NO. 2945-154-05-D10
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 59,100
ESTIMATED REMODELING COST \$ \$14,500
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
CONSTRUCTION
USE OF ALL EXISTING BLDGS RETAIL/LOW VOLUME
DESCRIPTION OF WORK & INTENDED USE: INTERIOR
REMODEL ON 2000th TO CREATE
2 OFFICES

✓ 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 B-2
PARKING REQUIREMENT: N/A
LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

SPECIAL CONDITIONS: NONE
CENSUS TRACT 1401 TRAFFIC ZONE 100 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 Amy Mueller Date 11/16/00
Department Approval [Signature] Date 11/16/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>11-16-00</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)