

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>759</u>
FILE #

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

ex

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 454 MAIN STREET
SUBDIVISION GRAND JUNCTION
FILING _____ BLK 103 LOT 19
OWNER Charles F. Raley
ADDRESS 313-31³/₄ ROAD
TELEPHONE (970) 523-9298
APPLICANT MERRITT CONSTRUCTION CO
ADDRESS 1420 MOTOR ST 81505
TELEPHONE 241-5164

TAX SCHEDULE NO. 2945-143-16-016
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 175,330
ESTIMATED REMODELING COST \$ 8000-
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS office
DESCRIPTION OF WORK & INTENDED USE: _____
Finish Interior Shell for
office space

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 SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO CENSUS TRACT 1 TRAFFIC ZONE 42 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 Charles F. Raley Date _____
Department Approval Antonia Costello Date 7/12/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u> SEE PLANNING CLEARANCE FOR
Utility Accounting	<u>[Signature]</u>		Date <u>RESTAURANT TENANT FINISH SAME ADDRESS 7/12/00</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)