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

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|------------------------------|
| BLDG PERMIT NO. <u>75959</u> |
| FILE # |

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

04

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 454 MA.W street 81501 TAX SCHEDULE NO. 2945-143-16-016
SUBDIVISION Downtown - City of GJ. CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 175,380
FILING _____ BLK 103 LOT 19 ESTIMATED REMODELING COST \$ 30,000
OWNER 454 MA.W ST. LLC - Mike Peadar NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
ADDRESS 313 31 3/4 RD CONSTRUCTION _____
TELEPHONE 243-3376 USE OF ALL EXISTING BLDGS Retail
APPLICANT Paul + Kathryn Knaysi DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS 270 PIMON Ct. 81503 Restaurant - takeout, bike delivery,
TELEPHONE 242-1847 cell-261-4450 72 cat-in. Will do flooring,
ceiling, walls + add kitchen.

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: Tenant Finish
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 [Signature] Date 7/10/00
Department Approval [Signature: Santa J. Costello] Date 7/12/00

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|--|--|--|----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. YEAR ACTUAL CONSUMPTION. |
| Utility Accounting | * COMMENT CHARLES FRACE 313 31 3/4 ROAD | | Date <u>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)