

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

BLDG PERMIT NO. <u>74920</u>
FILE # <u>CUP-2000-055</u>

PLANNING CLEARANCE

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

EX

17 657-4145

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 525 North Ave

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Ron & Larry Nunnery

ADDRESS 782 Heritage Way

TELEPHONE 970-256-9981

APPLICANT N.N.C. Inc.

ADDRESS 782 Heritage Way

TELEPHONE 970-256-9981

TAX SCHEDULE NO. 2945-142-05-019

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____

ESTIMATED REMODELING COST \$ _____

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Restaurant - Bar

DESCRIPTION OF WORK & INTENDED USE: Moving
Bar Moving office Changing
Kitchen & Storage area into
Pool Table Room & Some Bar Area

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: Per CUP-2000-055

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES NO

CENSUS TRACT 3 TRAFFIC ZONE 35 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 Ron Nunnery Date 5-10-2000

Department Approval Bill Nunn Date 5-10-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no charge</u>
Utility Accounting <u>Debra L. Kavel</u>			Date <u>5-10-00</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)