

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

BLDG PERMIT NO. <u>77882</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 2401 No. AVE.
SUBDIVISION Teller Arms Sub.
FILING — BLK 5 LOT —

TAX SCHEDULE NO. 2945-131-01-038
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,809,630⁰⁰
ESTIMATED REMODELING COST \$ \$200±

OWNER HASTINGS BOOK & MUSIC
ADDRESS 2401 No. AVE.
TELEPHONE Stephen Gordon
190 S. Grape St. Denver
APPLICANT GCM ENT INC 80246
ADDRESS 566 S. Westgate Dr.
TELEPHONE 248-0025

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS RETAIL
DESCRIPTION OF WORK & INTENDED USE: INSTALL
2 WAY SURVEILLANCE WINDOW
IN EXISTING OFFICE

✓ 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
PARKING REQUIREMENT: —
LANDSCAPING/SCREENING REQUIRED: YES NO

SPECIAL CONDITIONS: interior only
no change
CENSUS TRACT — TRAFFIC ZONE — 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 11-30-00
Department Approval [Signature] Date 11-30-00

PAID
NOV 30 2000
CMC

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>[Signature]</u>		Date <u>11/30/00</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)