

| | |
|------------------|---------------------------|
| TCP \$ <u>52</u> | School Impact \$ <u>—</u> |
|------------------|---------------------------|

| | |
|-------------------------------|--------|
| BLDG PERMIT NO. <u>76149?</u> | FILE # |
|-------------------------------|--------|

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

et

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2650 NORTH AVE #105^{120?}
 SUBDIVISION 0
 FILING 0 BLK 0 LOT 0
 OWNER VALEY PLAZA CORP
 ADDRESS P.O. BOX 240186
 TELEPHONE (248) 362-8161
 APPLICANT ROTH'S CONSTRUCTION
 ADDRESS 3069 SUNBEAM CT. G.J.CO.
 TELEPHONE 523-1805

TAX SCHEDULE NO. 294512400022
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,202,650
 ESTIMATED REMODELING COST \$ 75,000.00
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RETAIL STORE
 DESCRIPTION OF WORK & INTENDED USE: ADD
REST ROOMS, BREAK ROOM AND OFFICE
TO WAITHOUSE 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 C-1 SPECIAL CONDITIONS: Inter. Remodel
 PARKING REQUIREMENT: NCLU
 LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 6 TRAFFIC ZONE 31 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 07/26/2000
 Department Approval [Signature: Santa J. Castella] Date 7/26/00

| | | | |
|--|---|--|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No. <u>No Chg in use</u> |
| Utility Accounting | <u>CM Cole</u> | | Date <u>7/26/00</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)