

Planning \$ <u>5.00</u>	Drainage \$ <u>∅</u>
TCP \$ <u>∅</u>	School Impact \$ <u>∅</u>

AC

BLDG PERMIT NO. <u>82321</u>
FILE # <u>N/A</u>

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 131 No 4th St
 SUBDIVISION Grand Jet
 FILING _____ BLK 102 LOT 11-16
 OWNER THE TROPHY CASE
 ADDRESS 131 No 4th St
 TELEPHONE 245-0984
 APPLICANT DOUG THEYSON
 ADDRESS _____
 TELEPHONE 242-0251

TAX SCHEDULE NO. 2945-143-15-021
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 134,680
 ESTIMATED REMODELING COST \$ 300⁰⁰
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION _____
 USE OF ALL EXISTING BLDGS COMMERCIAL BUSINESS
 DESCRIPTION OF WORK & INTENDED USE: _____
MOVE STAIRWAY
NOV 14 2001
TB

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and ^{TB}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 3 TRAFFIC ZONE 5/2 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 Douglas O. Theyson Date 11-14-01
 Department Approval C. Faye Johnson Date 11/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Benseley</u>		Date <u>11/14/01</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)