

Planning \$ 10.00	Drainage \$ $\phi$
TCP \$ $\phi$	School Impact \$ $\phi$

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BLDG PERMIT NO. 79450
FILE # n/a

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

42212-4895

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1240 N. 12TH ST. G.J. TAX SCHEDULE NO. 2945-123-19-002  
 SUBDIVISION Devoe Subdivision CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 143,470<sup>00</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1+2 ESTIMATED REMODELING COST \$ 1,000<sup>00</sup>  
 OWNER NORMA HARRISON NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 ADDRESS 1240 N. 12TH ST. G.J. USE OF ALL EXISTING BLDGS Restaurant / Office  
 TELEPHONE (970) 241-1111 DESCRIPTION OF WORK & INTENDED USE: RETAINING  
 APPLICANT GARY KLIFMAN WALL BETWEEN OFFICE AND RETAIL  
 ADDRESS P.O. BOX 2396 CRESTED BUTTE, CO. SPACE, 3 COMP. SINK +  
 TELEPHONE (970) 349-0908 MOP SINK WASHABLE FLOORING

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

SHRUBS WITH SWR TAP WITH 1234 N 12<sup>th</sup> ST (PAPA KELSEYS)

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: n/a  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO  CENSUS TRACT 2 TRAFFIC ZONE 3 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 Gary W. Klifman Date 4/13/01  
 Department Approval Pat Pit Date 4-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>EXISTING EDU SUFFICIENT TO COVER</u>			Date <u>4/13/01</u>

ADDITIONAL USE

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)