

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

*AL*

BLDG PERMIT NO. <u>82680</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 131-NO 4<sup>th</sup> ST  
 SUBDIVISION GRAND JUNCTION  
 FILING \_\_\_\_\_ BLK 102 LOT 11 to 14  
 OWNER RON AND BARBARA MACK  
 ADDRESS 131-NO 4<sup>th</sup> ST, GJ, CO. 81501  
 TELEPHONE 245-0984  
 APPLICANT TML ENTERPRISES  
 ADDRESS PO BOX 2569 GJ, CO.  
 TELEPHONE CELL 201-8022

TAX SCHEDULE NO. 2945-143-15-021  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 134,680  
 ESTIMATED REMODELING COST \$ 26,000  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS RETAIL SALES  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
CHANGE EXTERIOR FRONT OR LOOKS  
PAID

✓ 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 B-2 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_ CENSUS TRACT 1 TRAFFIC ZONE 42 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 The Trophy Case by [Signature] Date 12-17-01  
 Department Approval C. Faye [Signature] Date 12/17/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>12/17/01</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)