

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

BLDG PERMIT NO. <u>78755</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 2581 Hwy 50
SUBDIVISION Six + Fifty Sub
FILING — BLK 3 LOT 1
OWNER Jerry Derby
ADDRESS 2581 Hwy 50
TELEPHONE 245-5989
APPLICANT Jerry Derby
ADDRESS 2080 Elk Pl. to J. 81503
TELEPHONE 2455989

TAX SCHEDULE NO. 2945-151-08-003
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
ESTIMATED REMODELING COST \$ 38,500
NO. OF DWELLING UNITS: BEFORE _____ AFTER 1 CONSTRUCTION
USE OF ALL EXISTING BLDGS Roller Rink
DESCRIPTION OF WORK & INTENDED USE: _____
Remodel - roller rink

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: no change
LANDSCAPING/SCREENING REQUIRED: YES NO

SPECIAL CONDITIONS: Interior only
CENSUS TRACT 9 TRAFFIC ZONE 101 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 Jerry Derby

Date 2-21-2001

Department Approval Ronnie Edwards

Date 2-21-2001

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Chmarshal Cole</u>		Date <u>2/21/01</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)