

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

BLDG PERMIT NO. <u>81543</u>
FILE # <u>COU-2001-04-06</u>

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

AK

THIS SECTION TO BE COMPLETED BY APPLICANT

19773-12660

BUILDING ADDRESS 2701 Hwy 50

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Ed Jones

ADDRESS c/o 2701 Hiway 50

TELEPHONE Grand Junction, CO 81503
245-2600

APPLICANT Roger L Jones

ADDRESS 290 1/2 Cedar 81503

TELEPHONE 970-257-8747 261-6

TAX SCHEDULE NO. 2945-252-00-039

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____

ESTIMATED REMODELING COST \$ 1,000

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: Takeout
BBA. Paint, Floor, Plumbing,
Electrical, 2 EMPLOYEES - COOKING
interior work only OUTSIDE ONLY

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: None

PARKING REQUIREMENT: 33 spaces for entire bldg.

LANDSCAPING/SCREENING REQUIRED: YES _____ NO CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Roger L Jones Date 8-21-01

Department Approval Lou V. Bowen Date 9-10-01

Current EAW OF 13.4 IS SUFFICIENT FOR ADDITIONAL USE

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/10/01</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)