

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

(2)

BLDG PERMIT NO. <u>78524</u> <u>78528</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 2424 US Hwy 6+50
 SUBDIVISION Mesa Mall Second M.S.
 FILING — BLK — LOT —
 OWNER Del Cummings
 ADDRESS P.O. Box 55383
 TELEPHONE 245-9343
 APPLICANT Ford Construction
 ADDRESS ~~2424~~ 714 Arrowst Road
 TELEPHONE 245-9343

TAX SCHEDULE NO. ~~05000 01039-30~~
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 5,378,670⁰⁰
 ESTIMATED REMODELING COST \$ ~~100,000~~ 120,000⁰⁰
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail
 DESCRIPTION OF WORK & INTENDED USE: Remodel of store

✓ 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: interior only
 PARKING REQUIREMENT: no change in use
 LANDSCAPING/SCREENING REQUIRED: YES / NO — CENSUS TRACT 9 TRAFFIC ZONE 9 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 Marcy Anderson Date 1-8-01
 Department Approval Ronnie Edwards Date 1-8-01

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u>()</u>	W/O No. <u>No chg in W/O</u>
Utility Accounting <u>Chloe</u>	Date <u>1/8/01</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)