

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

*AP*

BLDG PERMIT NO. <u>82744</u>
FILE # <u>—</u>

**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 1853A I-70B

TAX SCHEDULE NO. 2945-134-00-040

SUBDIVISION —

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 80,340

FILING — BLK — LOT —

ESTIMATED REMODELING COST \$ 10,000<sup>7-</sup>

OWNER MIKE DAVIS

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS —

USE OF ALL EXISTING BLDGS ONE STAND ALONE

TELEPHONE —

DESCRIPTION OF WORK & INTENDED USE: RETAIL SALE SVC

APPLICANT SR2 RACING LLC

ADDITION OF DIVIDER WALL

ADDRESS ROBERT LEE O'DELL  
616 PEONY DR #2 81503

AND ENCLOSED DYNO ROOM.

TELEPHONE 970-256-9922

SHOWROOM WITH DROP CEILING

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

PAINTING FLOORING CLEAN UP.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

SPECIAL CONDITIONS: Int. Rem. Only

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES — NO X

CENSUS TRACT 8 TRAFFIC ZONE 55 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 Robert L O'D

Date 12/5/01

Department Approval Santa Costello

Date 12/5/01

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>12-5-01</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)