

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78637</u>
FILE # <u>SEE COU-2000-04.10</u>

56537-763

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

PK ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 150 W. Main St
 SUBDIVISION MOBLEY
 FILING _____ BLK 6 LOT 6.7
 OWNER Amy K. Mueller
 ADDRESS 902 Colorado ave. 81501
 TELEPHONE 970-245-1009
 APPLICANT SAME
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2945-154-05-010
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 460,000
 ESTIMATED REMODELING COST \$ 35,500⁰⁰
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 0 on Total Bldg
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail/Office/Service Provider
 DESCRIPTION OF WORK & INTENDED USE: Remodel interior

✓ 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: SEE COU-2000-04.10
 PARKING REQUIREMENT: NONE REQUIRED PER DIRECTOR FOR EXPLANATION
 LANDSCAPING/SCREENING REQUIRED: YES EXISTING NO _____ CENSUS TRACT 1 TRAFFIC ZONE 43 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 Amy K. Mueller Date 8/29/01
 Department Approval Bill Neth Date 8.29.01

EXISTING EDU = 2.19 SUFFICIENT LEAVE @ 1 EDU

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. <u>N/A</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/29/01</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)