

Planning \$	<u>PJW/SPP</u>	Drainage \$	<u>NA</u>
TCP \$	<u>NA</u>	School Impact \$	<u>NA</u>

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BLDG PERMIT NO.	<u>79283</u>
FILE #	<u>SPR-2001-041</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 159 Main St

TAX SCHEDULE NO. 2945-143-24-941, 942, 948

SUBDIVISION Original Town

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 3,600,000

FILING _____ BLK 121 LOT _____

ESTIMATED REMODELING COST \$ 4,475,000

OWNER City of Grand Junction

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 250 N 5th St, Grand Jet, Co

USE OF ALL EXISTING BLDGS Convention center

TELEPHONE 244-1425

DESCRIPTION OF WORK & INTENDED USE: Remodel

APPLICANT Shaw Construction

existing convention center, add

ADDRESS 760 Horizon Drive Grand Jet

meeting space to south side of

TELEPHONE 242-9236

existing building

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: 0' setback on 2nd

PARKING REQUIREMENT: Per Plan - 249

Street

LANDSCAPING/SCREENING REQUIRED: YES NO

CENSUS TRACT 1 TRAFFIC ZONE 35 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 Shaw Construction by: Combs Date 4/24/01

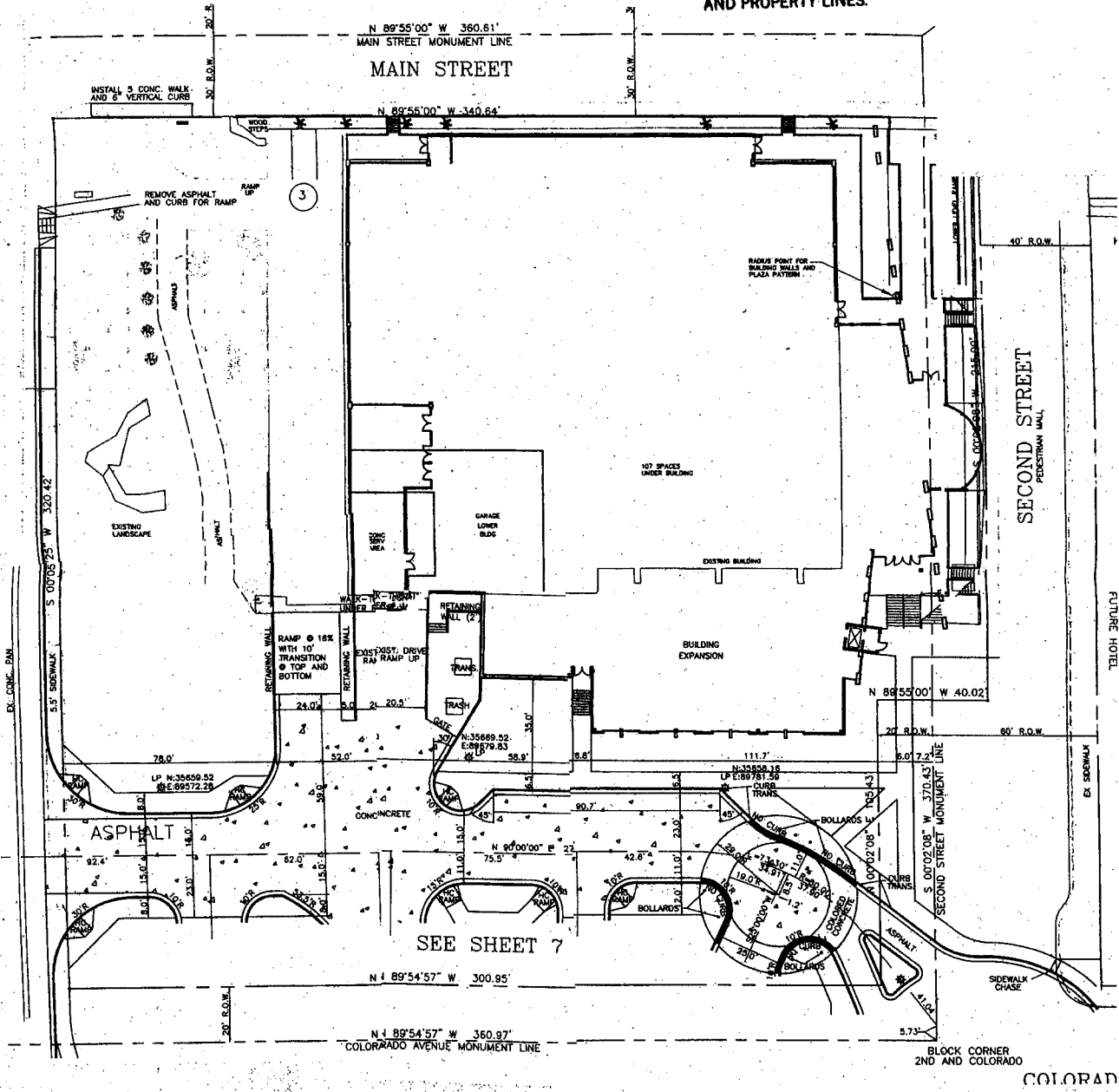
Department Approval Kevin K. Adwick Date 4/24/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Existing perm W/O No. <u>2079-1280</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/24/01</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)

ACCEPTED *KKA 4/24/01*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



COLORADO