

Planning \$ <u>A</u>	Drainage \$ <u>A</u>
TCP \$ <u>A</u>	School Impact \$ <u>A</u>

BLDG PERMIT NO. <u>81323</u>
FILE # <u>COU-2001-04.02</u>

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

63698-1309

THIS SECTION TO BE COMPLETED BY APPLICANT

PC

BUILDING ADDRESS 436 MAIN STREET

TAX SCHEDULE NO. 2945-143-16-017

SUBDIVISION City of GJ

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 257,990

FILING — BLK 103 LOT 2425

ESTIMATED REMODELING COST \$ 25,000

OWNER CHR ALLEN

NO. OF DWELLING UNITS: BEFORE 2 AFTER 0
CONSTRUCTION

ADDRESS 2067 RIM SHADOW CT, GJ 81505

USE OF ALL EXISTING BLDGS Vacant retail

TELEPHONE 970-245-1655

DESCRIPTION OF WORK & INTENDED USE: LIGHT

APPLICANT OMEGA PRODUCTIONS, LLC

REMODEL AND CODE UPGRADE FOR USE AS

ADDRESS 281 1/2 ELM AVE, GJ, 81501

A YOUTH ENTERTAINMENT CENTER AND

TELEPHONE 970-261-6183

RETAIL ESTABLISHMENT

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

OPEN 9PM → 2AM

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-2

SPECIAL CONDITIONS: 2nd fl. must be blocked;

PARKING REQUIREMENT: —

future use will require further review

LANDSCAPING/SCREENING REQUIRED: YES — NO ✓

CENSUS TRACT 1 TRAFFIC ZONE 4A 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 [Signature]

Date 7-5-01

Department Approval [Signature]

Date 8/29/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>N/A</u>
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Utility Accounting	<u>EXISTING EDU SUFFICIENT REVIEW IN 1 YEAR FOR POSSIBLE HIGHWAY IMPACT</u>	Date	<u>8/29/01</u>
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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)