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|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>81383</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 <u>519 + 521 Main St.</u> | TAX SCHEDULE NO. <u>2945-143-20-002</u> |
| SUBDIVISION _____ | CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>350,000</u> 100,000 |
| FILING _____ BLK _____ LOT _____ | ESTIMATED REMODELING COST \$ <u>9,185</u> |
| OWNER <u>Shari Raso c/o Raso Properties</u> | NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u> |
| ADDRESS <u>101 South 3rd.</u> | USE OF ALL EXISTING BLDGS <u>Retail</u> |
| TELEPHONE <u>523-4880</u> | DESCRIPTION OF WORK & INTENDED USE: _____ |
| APPLICANT <u>Garrett Walker</u> | <u>To combine Toys For The</u> |
| ADDRESS <u>879 24 Road</u> | <u>Fun of It unit 519 with</u> |
| TELEPHONE <u>241-9020</u> | <u>Unit 521 with walkways</u> |
| | <u>between units.</u> |

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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|---|--|
| ZONE <u>B-2</u> | SPECIAL CONDITIONS: _____ |
| PARKING REQUIREMENT: _____ | _____ |
| LANDSCAPING/SCREENING REQUIRED: YES ___ NO <u>X</u> | CENSUS TRACT <u>3</u> TRAFFIC ZONE <u>42</u> 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).

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|---|--------------------|
| Applicant's Signature <u>Garrett Walker</u> | Date <u>9-4-01</u> |
| Department Approval <u>C. Faye Dubser</u> | Date <u>9-4-01</u> |

| | | | |
|--|--------------------|-------------|---|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O NO <u>no chg in use</u> <u>Retail Before & After</u> |
| Utility Accounting <u>Marshall Cole</u> | Date <u>9/4/01</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)