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

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|------------------------------|
| BLDG PERMIT NO. <u>82681</u> |
| FILE # <u>COU-2001-04.08</u> |

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)

67134-1357 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 903 MAIN STREET

TAX SCHEDULE NO. 2945-144-22-001

SUBDIVISION City of G.J.

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A

FILING _____ BLK 113 LOT 1+2

ESTIMATED REMODELING COST \$ N/A

OWNER STEVEN M. REIMER

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 513 SPIRIT RIDGE CT ^{RENO} _{NV}

USE OF ALL EXISTING BLDGS Retail

TELEPHONE 268-6433

DESCRIPTION OF WORK & INTENDED USE: Convert to

APPLICANT TERRI S. KLEMENTS

COMMUNITY SERVICE / YOUTH REFERRAL

ADDRESS 2204 N. FIRST ST G.J., CO

TELEPHONE 242-3804

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: _____

PARKING REQUIREMENT: A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

CENSUS TRACT 2 TRAFFIC ZONE 4/ 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 Terri S. Klements

Date 11/1/01

Department Approval Antonia Costello

Date 12/3/01

| | | | |
|--|------------------|-----------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <u>NO</u> | W/O No. |
| Utility Accounting | <u>Attorneys</u> | | Date <u>12-4-01</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) (Colored: Utility Accounting)