

Planning \$ <u>500</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>81100</u>
FILE # <u>N/A</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 701 MAIN ST
SUBDIVISION City
FILING - BLK 115 LOT 9+10
OWNER MARY DONLAN
ADDRESS P.O. BOX 995
TELEPHONE CARBONDALE CO
APPLICANT JENSEN BUILDERS INC.
ADDRESS 221 1/2 DREAM ST
TELEPHONE 605 CO 81503

TAX SCHEDULE NO. 2945-144-20-014
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 64,340⁰⁰
ESTIMATED REMODELING COST \$ 7000⁰⁰
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION BLDG
USE OF ALL EXISTING BLDGS CABARET THEATER
DESCRIPTION OF WORK & INTENDED USE: _____
ADD WALLS FOR NEW BOX
OFFICE. (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: interior only
PARKING REQUIREMENT: no change in use
LANDSCAPING/SCREENING REQUIRED: YES ___ NO N/A CENSUS TRACT 2 TRAFFIC ZONE 41 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 8/14/01

Department Approval [Signature: Ronnie Edwards] Date 8/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. <u>no bldg in use</u>
Utility Accounting	<u>[Signature: Cara M. Markel]</u>		Date <u>8/14/01</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)