

Planning \$ <u>5.00</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>81880</u>
FILE #

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

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 701 Main ST
SUBDIVISION none
FILING _____ BLK _____ LOT _____
OWNER May Don Lan
ADDRESS 1105 Main ST
TELEPHONE 245-5599
APPLICANT Home Masters Inc.
ADDRESS 1984 K Rd
TELEPHONE 858-3370

TAX SCHEDULE NO. 2945-144-20-014
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 69,340.00
ESTIMATED REMODELING COST \$ 25,000 *at PUG KHA*
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
CONSTRUCTION
USE OF ALL EXISTING BLDGS Dinner Theater
DESCRIPTION OF WORK & INTENDED USE: Remodel Bathroom

✓ 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: NA
LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 *Michael J. Adams* Date 10/9/01
Department Approval *Kristen Z. Adkins* Date 10/9/01

Additional water and/or sewer/tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u><i>Adams</i></u>			Date <u>10.9.01</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)

RELOCATE EXG
LIGHTED DISPLAY
CASES, (3) TYP

BOX OFFICE

RED ENTRY

2
A2

1
A3

NING

DINING

STORAGE

ACCEPTED *KVA 9/10/01*
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.

