

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

BLDG PERMIT NO. <u>80746</u>
FILE #

PLANNING CLEARANCE

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

7029-4370

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 950 North Ave (954)

TAX SCHEDULE NO. 2945-114-22-009

SUBDIVISION McMullin & Gormley Sub

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 89,890

FILING _____ BLK 6 LOT (1) 2-4

ESTIMATED REMODELING COST \$ 4000

OWNER Ed Jaros

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS _____

USE OF ALL EXISTING BLDGS RETAIL - Car Stereo's

TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT JAMES MORGAN HAYES *Morgan Int. Inc.*

Interior Remodel for Sales Floor.

ADDRESS 2985 Pinyon Ave 81504

TELEPHONE 970-243-2260

2.5 x .35 = 88 sq ft

✓ 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 C-1

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 5 TRAFFIC ZONE 33 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 James Morgan Hayes

Date 7/18/01

Department Approval C. Faye Nelson

Date 7/18/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Allen Smith</u>			Date <u>7-18-01</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)