

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

BLDG PERMIT NO. <u>80850</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 2650 N. AVE #108

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER L & B INC

ADDRESS 574 MEADOW LARK LA.

TELEPHONE 970-241-1644

APPLICANT FAST EDDY'S SPORTS BAR

ADDRESS 2650 N. AVE SUITE 108A

TELEPHONE 970-241-7008

TAX SCHEDULE NO. 2945-124-00-022

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 500,000.00

ESTIMATED REMODELING COST \$ 3250.00

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Rest. & Sports Bar

DESCRIPTION OF WORK & INTENDED USE: TO INCREASE
Food STORAGE by Interior
Remodel.

✓ 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

PARKING REQUIREMENT: NO

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SPECIAL CONDITIONS: _____

CENSUS TRACT 4 TRAFFIC ZONE 30 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 William B. Lloyd Date 8.7.01

Department Approval C. Faye Johnson Date 8-7-01.

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Dunholt</u>			Date <u>8/7/01</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)