

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

BLDG PERMIT NO. <u>80767</u>
FILE #

PLANNING CLEARANCE

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

13055-8158

Chg. EQU to 11.34 9-30-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 666 PATTERSON
 SUBDIVISION P.D.C. Subdivision
 FILING BLK LOT 3

TAX SCHEDULE NO. 2945-023-15-001
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 556,790
 ESTIMATED REMODELING COST \$ 30,000

OWNER ROBERT CHRISTENSEN
 ADDRESS 666 PATTERSON
 TELEPHONE 241 2424
 APPLICANT RICK HITTLE
 ADDRESS 666 PATTERSON
 TELEPHONE 241-2424

NO. OF DWELLING UNITS: BEFORE AFTER
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS
 DESCRIPTION OF WORK & INTENDED USE: REMODEL INTO DELI

✓ 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-1
 PARKING REQUIREMENT: no change
 LANDSCAPING/SCREENING REQUIRED: YES NO X

SPECIAL CONDITIONS: interior only
 CENSUS TRACT 10 TRAFFIC ZONE 20 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] HERCO SERVICES Date 7/20/01
 Department Approval [Signature] RSC Date 7/20/01

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO <u>✓</u>	W/O No. <u>14170</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-30-01</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)