

400.00

Planning \$	\$10.00	Drainage \$	100.00
TCP \$	0	School Impact \$	0

BLDG PERMIT NO.	81058
FILE #	

PLANNING CLEARANCE

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

AC

64133-441

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 857 South Ave

TAX SCHEDULE NO. 2945-144-45-006,007

SUBDIVISION City of G.J.

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~6,000.00~~ \$008

FILING --- BLK 158 LOT 9 thru 16

ESTIMATED REMODELING COST \$ 126,120.00

OWNER Glen's Flooring Supply

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS Sobain Enterprises 857 South Ave

USE OF ALL EXISTING BLDGS wholesale-pennzoil distributor

TELEPHONE 245-3988

DESCRIPTION OF WORK & INTENDED USE:

APPLICANT Skelton Const.

move in wholesale distributor -

ADDRESS Box 4247

flooring installation supplies

TELEPHONE 245-9008

(install garage door only)

250-7055

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

paving \$16,000.00 - 18,300 sq bldg, existing

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C2

SPECIAL CONDITIONS: all storage must be

PARKING REQUIREMENT: no change in use

in doors

LANDSCAPING/SCREENING REQUIRED: YES existing

CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

according to Section 6.6 of the Code Book no change in existing use requires
NO new parking improvements.

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 Don Sharpe

Date 8-9-01

Department Approval Gonnie Edwards
(Eric Hahn)

Date 8/9/01

Additional water and/or sewer tap fee(s) are required: YES NO

W/O No no chg interior

Utility Accounting Rottie Kanover

Date 8-9-01 remodel
only

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)

wholesale supplier
of flooring installation
supplies - Glen's Flooring Supply

Parcel Search

Select one and then click on an area of the map

Zoom In Zoom Out Pan Identify Parcel Refresh

Instructions

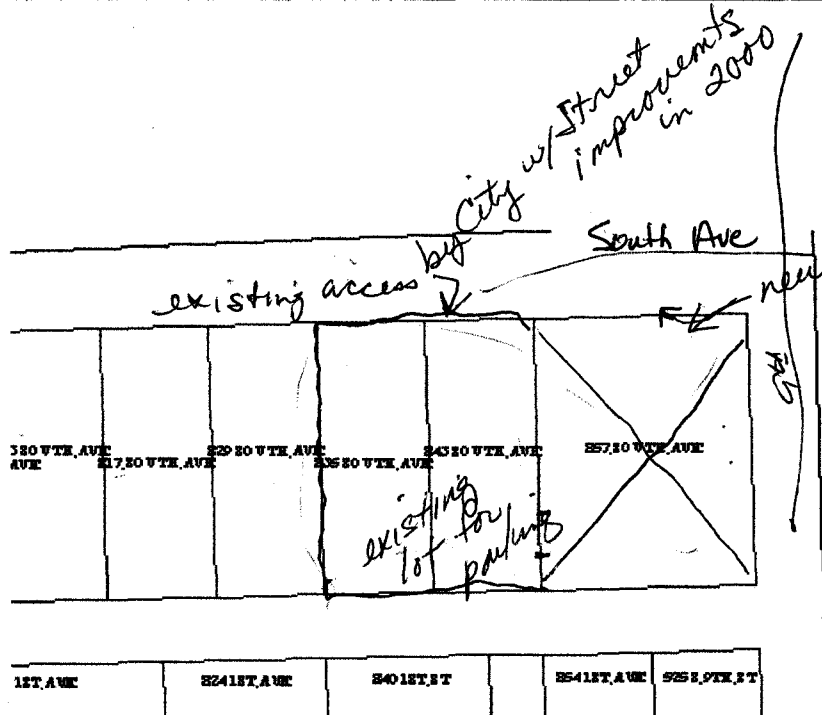
Which Items would like to draw

- Roads
- Road Names
- BLM Lands
- State Lands
- parcel
- Township
- Sections

Draw

[Back to Search](#)

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Parc
Add
Ident
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Enter a Parcel Number to view detailed information

VIEW

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiry for modeling. GIS is not intended or does not replace legal description information in the chain of title and other inform official government records such as the County Clerk and Recorders office or the courts. In addition, the representator GIS cannot be substituted for actual legal surveys.

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