

Planning \$ <u>Pd</u>	Drainag. <u>Q</u>
TCP \$ <u>Q</u>	School Impact \$ <u>N/A</u>

②

JG PERMIT NO. <u>86388</u>
FILE # <u>SPR-2002-195</u>

#1

2,640 Bldg.

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 599 29 1/2 ROAD
 SUBDIVISION NORTH PARK ESTATES
 FILING 1 BLK 1 LOT 1#2
 OWNER TOTAL PETROLEUM INC.
 ADDRESS 5590 HAVANA ST.
DENVER, CO 80239
 TELEPHONE (303) 373-6002
 APPLICANT WICKHAM GUSTAFSON ARCH.
 ADDRESS 1449 RIVERSIDE AVE.
FT. COLLINS, CO 80524
 TELEPHONE (970) 493-2025

TAX SCHEDULE NO. 2943-082-11-016
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 115,070.00
 ESTIMATED REMODELING COST \$ 86,000.00 74.8%
 NO. OF ~~DWELLING~~ ^{Bldg.} UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS C-STORE
 DESCRIPTION OF WORK & INTENDED USE: REMODEL
OF EXISTING CONVENIENCE STORE.
CONVERSION FROM TOTAL TO
DIAMOND SHAMROCK.

Bldg. 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 B-1 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: 9 spaces (1/300^A) + 1 for ea. employee
 LANDSCAPING/SCREENING REQUIRED: YES X NO _____ CENSUS TRACT _____ TRAFFIC ZONE N/A 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]

Date 9-10-02

Department Approval Ronnie Edwards APA

Date 12/16/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>12/16/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)