

Planning \$ 5.00 ^{5.00}	Drainage \$
TCP \$ 0	School Impact \$

BLDG PERMIT NO. 0 85297
FILE # 0

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 <u>2845 CHIPE TA AVE</u>	TAX SCHEDULE NO. <u>2943-182-06-001</u>
SUBDIVISION <u>2943-182-06-001</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>303,360.⁰⁰</u>
FILING _____ BLK <u>3</u> LOT <u>1</u>	ESTIMATED REMODELING COST \$ <u>5,000.⁰⁰</u>
<u>LOT 1 BLK 3 REPLAT OF D + W SUB SEC 18</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER _____
OWNER <u>JEFFREY D HANSEN</u> ^{151E}	CONSTRUCTION _____
ADDRESS <u>334 SIENNA LT G.S. 81503</u>	USE OF ALL EXISTING BLDGS _____
TELEPHONE <u>(970) 243-2917</u>	DESCRIPTION OF WORK & INTENDED USE: _____
APPLICANT <u>RUTH'S CONSTRUCTION</u>	<u>ONE HOUR FIRE RATED STORAGE</u>
ADDRESS <u>3187 HILLYARD RD. G.S. 81504</u>	<u>ROOM 18' X 35'</u>
TELEPHONE <u>(970) 523-1805</u>	_____

✓ 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 <u>I-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____	CENSUS TRACT _____ TRAFFIC ZONE _____ 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 7/3/02

Department Approval Pat Bushman Date 7-3-02

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/3/02</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)

OFFICE AREA

EXISTING

7-3-02
Pac Buchanan
CORRECTLY
PHASE 1
AND

EXISTING METAL BUILDING

5/8 DRYWALL

3 5/8 20G METAL
STUDS 16 OC
TO BOTTOM OF
ROOF DECK.

CONCRETE
FLOOR

Dock
Deck

PARKING LOT
AREA

RUTH'S CONSTRUCTION
3187 HIGHVIEW RD. #100
CO 81504

WAREHOUSE
AREA

TWO 4' X 6' 8"
ONE HOUR FIRE RATED
DOORS w/ CLOSERS AND
SMOKE SEALS

EXIT SIGNS

NEW O2 STORAGE
AREA

Dock
Deck

2845 CHIPETA AVE.
GLENND JUNCTION CO.
81501

GROUND LEVEL AREA