

Planning \$	5.00	Drainage \$	0
TCP \$	0	School Impact \$	0

Handwritten initials

BLDG PERMIT NO.	84500
FILE #	SPR-2000-147

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 200 W. Grand Ave
 SUBDIVISION N/A
 FILING - BLK - LOT -
 OWNER Surplus City
 ADDRESS James Holmes
 TELEPHONE 2368 S. San Miguel Dr
 APPLICANT Alco Bldg
 ADDRESS 529 25 1/2 Rd
 TELEPHONE 242-1423

TAX SCHEDULE NO. 2945-151-00-092
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 532,970⁰⁰
 ESTIMATED REMODELING COST \$ _____
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail stores
 DESCRIPTION OF WORK & INTENDED USE: interior only remodel
 TB 2002

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 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: N/A
 LANDSCAPING/SCREENING REQUIRED: YES ___ NO per original plans 11/17/00 CENSUS TRACT 9 TRAFFIC ZONE 11 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 6/24/02
 Department Approval [Signature] Date 6/24/02

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>6/24/02</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)