

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

(NO)

BLDG PERMIT NO. 806466
FILE #

PLANNING CLEARANCE

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

Service address
 307 Main

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 301 Main
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Willameta Cortese
 ADDRESS 1011 Colorado Ave., GJ.
 TELEPHONE 245-1178
 APPLICANT Ruby Canyon Cycles
 ADDRESS 301 Main St.
 TELEPHONE 241-014

TAX SCHEDULE NO. 2945-143-49-000
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 250,000⁺
 ESTIMATED REMODELING COST \$ 10,000
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail + studio
 DESCRIPTION OF WORK & INTENDED USE: Interior Remodel - removing non-load bearing wall, flooring, paint, fire exit. Retail Space - Bicycle Shop

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-2 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 Douglas Q. Barrett Date 9/26/02

Department Approval Bayleen Henderson Date 9-26-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	add 11700 sqft retail 2300 Existing W/O No. 4000 58 feet 1.9 eqy currency 2.1
Utility Accounting	<u>Chloe M. [Signature]</u>		Date <u>9/26/02</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)