

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>83820</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

68628-1306

BUILDING ADDRESS 418 Main St

SUBDIVISION _____

FILING _____ BLK 103 LOT 28

OWNER Laura Wachler

ADDRESS 2127 Sequoia Ct

TELEPHONE 970 243 1296

APPLICANT _____

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2945-143-16-009

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 128,870

ESTIMATED REMODELING COST \$ 10,000

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS retail store

DESCRIPTION OF WORK & INTENDED USE:
Build ADA Approved restrooms
16x16 stage

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: no plans submitted as per K.A. ^{P.B.}

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 3 TRAFFIC ZONE 35 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 7/10/02

Department Approval [Signature] Date 7-1-02

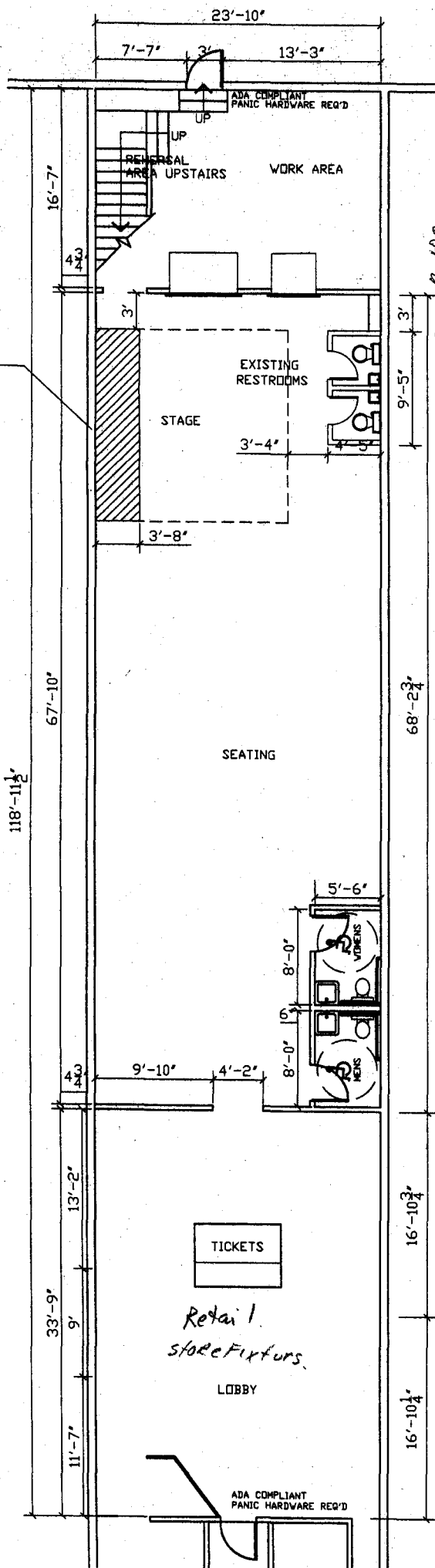
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Chg in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/1/02</u>

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)

EXIT PATHWAY
CANNOT BE
OBSTRUCTED

ADJACENT BLDG



7-102
 ACCEPTED *Pat Buchanan*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ADJACENT BLDG