

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>84025</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

BUILDING ADDRESS 902 ~~407~~ North Avenue
SUBDIVISION City of Grand Jct
FILING _____ BLK _____ LOT _____
OWNER Pete Tait
ADDRESS _____
TELEPHONE 242-0356
APPLICANT Centennial Construction
ADDRESS 2144 Monument Village Cir.
TELEPHONE 242-7198

TAX SCHEDULE NO. 2945-114-19-011
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 108,080
ESTIMATED REMODELING COST \$ 9000⁰⁰
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS retail
DESCRIPTION OF WORK & INTENDED USE: interior wall for seperation of production area and customer area

✓ 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: Interior only
PARKING REQUIREMENT: none
LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT 5 TRAFFIC ZONE 33 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 Mark H. Blum Date 4-10-02
Department Approval [Signature] Date 4/10/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>4/10/02</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)