

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83420</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 2650 North Ave #118
Gr Jct CO 81501 #1A
SUBDIVISION _____
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-12400-022
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,080,530.00
ESTIMATED REMODELING COST \$ 15,000.

OWNER The North Ave Market
ADDRESS 2650 North Ave #118 #1A
Gr Jct CO 81501
TELEPHONE 248-8000
APPLICANT TMC Enterprises Inc
ADDRESS Box 2569, Gr Jct CO 81502
TELEPHONE 201-8072

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION _____
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: Renant Finish

✓ 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: _____
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 2/28/02
Department Approval [Signature] Date 2/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>∞</u>	W/O No. _____
Utility Accounting <u>D Overholt</u>			Date <u>2/28/02</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)