

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

BLDG PERMIT NO. <u>82795</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 <u>2830-4B NORTH AVE</u>	TAX SCHEDULE NO. <u>2943-073-17-001</u>
SUBDIVISION <u>EASTGATE</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
FILING _____ BLK <u>1</u> LOT _____	ESTIMATED REMODELING COST \$ <u>5,000</u>
OWNER <u>Rusty Boyd</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
ADDRESS <u>1277 N. RD</u>	USE OF ALL EXISTING BLDGS <u>RETAIL</u>
TELEPHONE <u>234-2249</u>	DESCRIPTION OF WORK & INTENDED USE: _____
APPLICANT <u>Browns Remodel</u>	<u>Remodel for liquor</u>
ADDRESS <u>503 VISTA GRANDE</u>	<u>STORE</u>
TELEPHONE <u>234-0080-RICK-</u>	_____

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 <u>C-1</u>	SPECIAL CONDITIONS: <u>as per section 3.8.B 2.e, the site upgrades approved w/ file SPR-2001-149 are the maximum extent practicable</u>
PARKING REQUIREMENT: _____	CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>30</u> ANNEX _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>	

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 30 Dec 01

Department Approval Pat Bushman Date 1-2-02

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>1/2/02</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)