

Planning \$ <u>5.00</u>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

*(initials)*

BLDG PERMIT NO. <u>83813</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 945 North Ave  
SUBDIVISION City of Grand Jct.  
FILING 7-16, 21-24 BLK 3 LOT \_\_\_\_\_  
25 226  
OWNER Big Sur Waterbeds / Pillow Kingdom  
ADDRESS 13333 E. 37th Ave  
Denver, CO  
TELEPHONE \_\_\_\_\_  
APPLICANT Richard Anderson  
ADDRESS 4179 Hwy 50 Whitewater  
TELEPHONE 241-2242

TAX SCHEDULE NO. 2945-141-84-027  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 864,980  
ESTIMATED REMODELING COST \$ 100,000<sup>02</sup>  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
USE OF ALL EXISTING BLDGS Furniture Store  
DESCRIPTION OF WORK & INTENDED USE:  
Structural Reinforce <sup>2nd</sup> floors, walls +  
Roof West Side of Building

**DATE**  
6/25/02

✓ 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 2 TRAFFIC ZONE 36 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 Richard Anderson

Date 6-25-02

Department Approval C. Faye Johnson

Date 6/25/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>U. Bensley</u>		Date <u>6/25/02</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)