

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

BLDG PERMIT NO. <u>78220</u>
FILE #

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548-807

**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 459 Pitkin Avenue  
 SUBDIVISION N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Rocky Mountain C-Stores  
 ADDRESS 706 South 9th Street  
 TELEPHONE 242-9511  
 APPLICANT Ford Construction  
 ADDRESS 714 Arrowst Road  
 TELEPHONE 245-9343

TAX SCHEDULE NO. 2945-143-39-007  
~~84-1224584~~  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 83,430  
~~100,000~~  
 ESTIMATED REMODELING COST \$ 15,000.00  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Convenient Store  
 DESCRIPTION OF WORK & INTENDED USE:  
Putting fast food into existing  
Texaco Station

✓ 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 1 TRAFFIC ZONE 42 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 Marcy Andrus Date 1-3-01  
 Department Approval C. Jay Gibson Date 1-3-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u> <u>Eq. A Feed No. Set dsd</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>1/3/01</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)

**From:** Dan Tonello  
**To:** Costello, Senta; Lee, Bob; Prall, Trenton  
**Date:** Monday, January 15, 2001 12:11PM  
**Subject:** Taco Bucket

Based on the information submitted to this office, Taco Bucket Restaurant, 459 Pitkin Avenue, will not be required to install a grease interceptor. If additional information is needed, please contact me at 244-1489.