

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

②

BLDG PERMIT NO.
FILE #

### PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

44839-7597

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2531 N. 12<sup>th</sup> Street  
 SUBDIVISION Village Fair  
 FILING 1 BLK 1 LOT 2

TAX SCHEDULE NO. 2945-111-27-002  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 950,000.00  
 ESTIMATED REMODELING COST \$ 250,000.00

OWNER Alpha Omega Investments LLC  
 ADDRESS 642 Main St, GJ CO 81501  
 TELEPHONE 241-2902

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Restaurant

APPLICANT Sid Squirrell  
 ADDRESS 1007 N 7<sup>th</sup> St  
 TELEPHONE 241-2902

DESCRIPTION OF WORK & INTENDED USE:  
Remodel and change of decor - to remain a restaurant.

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 B-1  
 PARKING REQUIREMENT: N/A  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO X

SPECIAL CONDITIONS: Interior Remodel only  
 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 Sidney Squirrell

Date 10/22/03

Department Approval Michele Pragon

Date 10/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>existing okay</u>
Utility Accounting <u>None ver.</u>	Date <u>10-23-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)