

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

②

BLDG PERMIT NO. <u>90249</u>
FILE #

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)
43373-2910 Grand Junction Community Development Department

Lifestyle Furniture THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 655 N. 1st

TAX SCHEDULE NO. 2945-151-00-094

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,124,390.00

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 15 K

OWNER TIDOFF, LLC.

NO. OF DWELLING UNITS: BEFORE _____ AFTER N/A
CONSTRUCTION

ADDRESS 655 N 1st

USE OF ALL EXISTING BLDGS RETAIL SALES

TELEPHONE 241-1911

DESCRIPTION OF WORK & INTENDED USE: INSTALL

APPLICANT J. DYER CONST, INC.

NEW SUSPENDED CEILING, INTERIOR

ADDRESS 2335 INTERSTATE AVE.

PAINTING AND FLOOR FINISHES.

TELEPHONE 245-8610

✓ 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>N/A</u>
PARKING REQUIREMENT: <u>N/A</u>	
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 Jank Dyer Date 7/3/03

Department Approval C. Faye Johnson Date 7/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No charge in retail space for furniture</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>7/3/03</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)