

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

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BLDG PERMIT NO. <u>91034</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 102 N. 4th Street

TAX SCHEDULE NO. 2945-143-16-007

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 175,690.

FILING _____ BLK 103 LOT 31432

ESTIMATED REMODELING COST \$ 10,000⁰⁰

OWNER AMICI LLC

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 400 Main Street

USE OF ALL EXISTING BLDGS Restaurant/Gallery

TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Pinnacle Homes Inc

Remodel Art Gallery to

ADDRESS 3111 E Rd. G J CO 81501

Real Estate / Mortgage Offices

TELEPHONE 241-6646

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-2

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

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 Bill Grace by PJ

Date 9/2/03

Department Approval Gayleen Henderson

Date 9-2-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	In with 400 Main St. W/O No existing perm #1303 Date <u>9/2/03</u>
Utility Accounting <u>Kate Elsbury</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)