

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

BLDG PERMIT NO.
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 205 N. 4th Street TAX SCHEDULE NO. 2945-143-10-007  
 SUBDIVISION \_\_\_\_\_ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 4,000,000<sup>00</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ ESTIMATED REMODELING COST \$ 90,000<sup>00</sup>  
 OWNER Home Loan & Investments NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 ADDRESS 145 N. 4th Street CONSTRUCTION \_\_\_\_\_  
 TELEPHONE 970-243-6600 USE OF ALL EXISTING BLDGS Office  
 APPLICANT SUN KING DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 ADDRESS 1048 Independent Ave #A-111 4th floor - Tenant Finish  
 TELEPHONE 970-245-9173 Phase 1

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: N/A \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X 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 [Signature] Date 12-4-03

Department Approval C. J. Hall Date 12/4/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>12/4/03</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)