

Planning \$ <u>N/C</u>	Drainage \$ <u>Pl</u>
TCP \$ <u>Pl</u>	School Impact \$ <u>Pl</u>

BLDG PERMIT NO. <u>90912</u>
FILE # <u>SPR-2000-147</u>

**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 200 West Grand  
SUBDIVISION N/A  
FILING N/A BLK N/A LOT N/A  
OWNER Grand Central Plaza LLC  
ADDRESS 200 Belford Grand T51503  
TELEPHONE 241-5164 261-1463  
APPLICANT MERRITT SIDBEY  
ADDRESS 1420 Motor Street  
TELEPHONE 241-5164 - 261-1463

TAX SCHEDULE NO. 2945-151-00-092  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 532,990<sup>00</sup>  
ESTIMATED REMODELING COST \$ ~~25,000~~ 25,000<sup>00</sup>  
NO. OF DWELLING UNITS: BEFORE 2 AFTER 2  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS Liguan Store, Sporting Goods  
DESCRIPTION OF WORK & INTENDED USE:  
~~Store~~ Store Front on old  
Liguan Store

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

*corresponds to Planning Clearance dated 5/25/01*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 SPECIAL CONDITIONS: per approved site plans  
PARKING REQUIREMENT: No change  
LANDSCAPING/SCREENING REQUIRED: YES  NO  CENSUS TRACT N/A TRAFFIC ZONE      ANNEX       
w/ approved plans

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]  
Department Approval Ronnie Edwards APA

Date 8/1/03  
Date 8/1/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>    </u>
Utility Accounting <u>[Signature]</u>			Date <u>8/1/03</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)