

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



BLDG PERMIT NO. <u>88045</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 2696 Hwy 50
 SUBDIVISION Mesa Plaza
 FILING _____ BLK _____ LOT 1
 OWNER ED IRWIN II LLL
 ADDRESS 2439 H ROAD
 TELEPHONE 242-7322
 APPLICANT AACE
 ADDRESS 1544 14 RD
 TELEPHONE 255-9784

TAX SCHEDULE NO. 2945-261-29-001
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 426,060.
 ESTIMATED REMODELING COST \$ 45,000
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION _____
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: C-1 Retail
Minor Cosmetic Renovation

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 C-1 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 [Signature] Date 2-11-03
 Department Approval Gayleen Henderson Date 2-10-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>nochg.</u>
Utility Accounting <u>[Signature]</u>			Date <u>2-10-03</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)