

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

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BLDG PERMIT NO. <u>88222</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 362 MAIN STREET TAX SCHEDULE NO. 2945-143-15-948

SUBDIVISION \_\_\_\_\_ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 639,520.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ ESTIMATED REMODELING COST \$ 300,000.00

OWNER DOWNTOWN DEVELOPMENT AUTHORITY NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CITY OF GRAND JUNCTION CONSTRUCTION

ADDRESS 250 N. 5TH ST. GRD JCT 8150 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
ATTN: DAVID DANONIE AND/OR HAROLD STALF

TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT SHAW CONSTRUCTION LLC HISTORIC RESTORATION TO MAIN STREET  
FRACADE, REED BUILDING

ADDRESS 760 HORIZON DR. GRD. JCT CO 81506

TELEPHONE (970) 242-9236 EXT 213

ATTN: TOM SWENSON PROJ. MGR

✓ 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: Interior remodel

PARKING REQUIREMENT: none Downtown Area no improvements

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO X Required.

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 Shaw Construction LLC Date 2/19/03  
Thomas L. Johnson Project Manager

Department Approval Ashu Pragon Date 2/19/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Bldg is empty &amp; for sale outside</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>2/18/03</u> <u>restoration only</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)