

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

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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 362 MAIN STR.

SUBDIVISION _____

FILING S&H1S1W BLK 102 LOT 17-21

OWNER BURTON

ADDRESS Box 207, GATEWAY Co

TELEPHONE 970 931 2208

APPLICANT SHANE BURTON

ADDRESS Box 207 GATEWAY Co

TELEPHONE (970) 931-2208

TAX SCHEDULE NO. 2945-143-15-948

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 829,000.⁰⁰

ESTIMATED REMODELING COST \$ 1,400,000.⁰⁰

NO. OF DWELLING UNITS: BEFORE? _____ AFTER 6 CONSTRUCTION

USE OF ALL EXISTING BLDGS OLD DINOSAUR MUSEUM BOARDING HOUSE, OFFICE SPACE,

DESCRIPTION OF WORK & INTENDED USE: FULL REMODEL OF INTERIOR, AND 4TH STREET & ALLEY EXTERIOR. GROUND FLOOR WILL BE COMMERCIAL (RETAIL RESTAUR. OFFICE) 2ND FLOOR RESIDENTIAL CONDOS.

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: Remodel only

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 9/15/03

Department Approval [Signature] Date 9/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>EXISTING ED SUFFICIENT</u> <u>6 x .72 = 4.32 EXISTING = 5.46</u>		Date <u>9/18/03</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)