

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</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 401 Main St
SUBDIVISION City of GJ
FILING _____ BLK 119 LOT 1
OWNER ROCKSLIDE BEER PUB
ADDRESS 401 MAIN STREET
TELEPHONE 245-2111
APPLICANT KEYSTONE Custom Bldgs
ADDRESS PO. Box 1807 GRAND Jct
TELEPHONE 243-9428

TAX SCHEDULE NO. 2945-143-21-001
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 107,460.00
ESTIMATED REMODELING COST \$ 25,000
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS RESTAURANT
DESCRIPTION OF WORK & INTENDED USE: FACADE 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 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 8/29/03

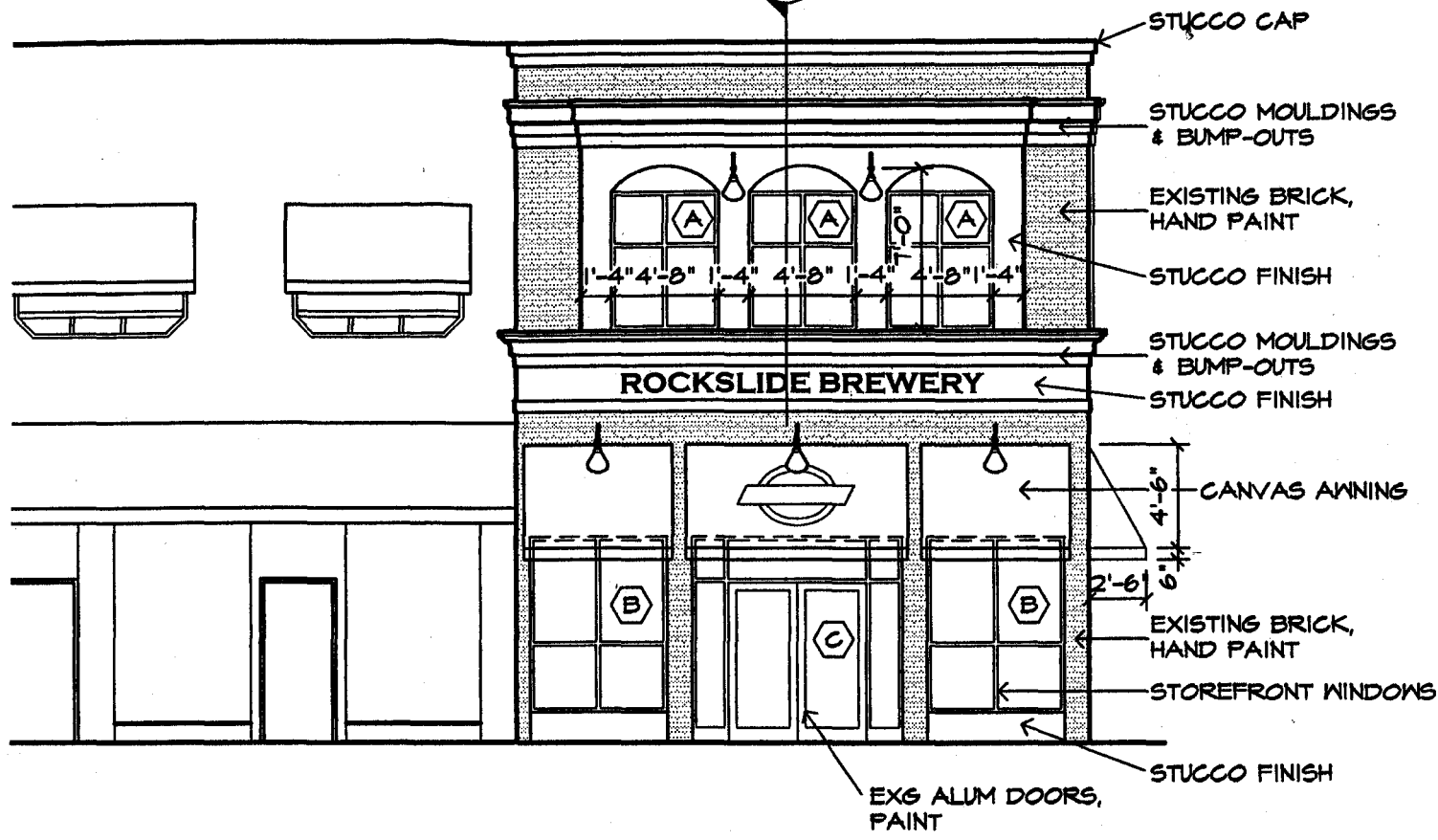
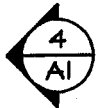
Department Approval [Signature] Date 9/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting	<u>Marshel Lee</u>		Date <u>9/23/03</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)

LIGHT FIXTURES:
LSI INDUSTRIES, RLM
ANGLED REFLECTOR
W GOOSENECK, RUST FINISH



1 NORTH ELEVATION
A1 1/8" = 1'-0"

