

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>88050</u>
FILE #

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)

68617-4310 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2816 North Ave

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER CAROL LEINBERGER

ADDRESS 2816 N AVE

TELEPHONE 970 245-3286

APPLICANT SCOTT LEINBERGER

ADDRESS 2814 N AVE. G.J. CO 81507

TELEPHONE 970-256-7072

TAX SCHEDULE NO. 2943-073-00-124

CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 97,590

ESTIMATED REMODELING COST \$ 3,000⁰⁰

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: Install Shop Door on East Side of Building for use of car stereo/window tint Shop / Additional Shop to existing Business.

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

NOT MORE THAN 20 Employees
NO MANUFACTURE

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 Scott L

Department Approval BJW Gayle Henderson

Date ~~01/06/03~~ 01/06/03

Date 1-6-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>CM Marshall-Cole</u>		Date <u>1/6/03</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)