

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

(2)

BLDG PERMIT NO. <u>88458</u>
FILE # <u>Upgrades done</u>

**PLANNING CLEARANCE** *to maximum w/*  
 (multifamily and non-residential remodels and change of use) *File # SPR-2001-149*  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2830 NORTH AVENUE  
 SUBDIVISION Eastgate Shopping Center  
 FILING — BLK 1 LOT —  
 OWNER MESA EASTGATE LLC  
 ADDRESS 637 NORTH AVENUE  
 TELEPHONE 242-8450  
 APPLICANT J. DYER CONSTRUCTION, INC.  
 ADDRESS 2335 INTERSTATE AVE.  
 TELEPHONE 245-8610

TAX SCHEDULE NO. 2943-073-17-001  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ —  
 ESTIMATED REMODELING COST \$ 60,000.—  
 NO. OF DWELLING UNITS: BEFORE — AFTER —  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS RETAIL SPACE  
 DESCRIPTION OF WORK & INTENDED USE: EXTENSION  
FACADE UPGRADES / SOFFIT REPAIRS  
AND LIGHTING.

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: See file  
 PARKING REQUIREMENT: See file  
 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 Jon K. Dyer Date 2/19/03  
 Department Approval Janet J. Castells Date 2/19/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/19/03</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)