

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>88999</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 666 Patterson #A
 SUBDIVISION Cedar Square
 FILING _____ BLK _____ LOT 1
 OWNER Robert Christensen
 ADDRESS P O Box 3025
 TELEPHONE _____
 APPLICANT Carson Inc
 ADDRESS 602 Devin Dr GJCO
 TELEPHONE 970 454 4485

TAX SCHEDULE NO. 2945-023-15-001
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 355,730.
 ESTIMATED REMODELING COST \$ 5,000⁰⁰
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION _____
 USE OF ALL EXISTING BLDGS _____
 * DESCRIPTION OF WORK & INTENDED USE: Demo
Partition Walls + instal walkin codes
~~etc~~ + misc.
Retail Liquor store

✓ 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-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 Johnny Carson Date 4-2-03
 Department Approval Gayleen Henderson Date 4-2-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	<u>In this case less than 20Emp</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/3/03</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)