

Planning \$ <u>0</u>	Drainag. <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

G PERMIT NO. <u>87666</u>
FILE # <u>MSP-2002-188</u>

**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 419 South Ave

TAX SCHEDULE NO. 2945 143 44008

SUBDIVISION City of GG

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 314,070

FILING — BLK 162 LOT 1 thru 6

ESTIMATED REMODELING COST \$ ~~8,000~~ 27,000 \*

OWNER Camland Investors, Inc.

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

ADDRESS 3032 I-70 Bus Loop

USE OF ALL EXISTING BLDGS warehouse/storage

TELEPHONE 970-434-4616

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT STAN Seligman

interior only -

ADDRESS 3032 I-70 Bus Loop

remodel will be cabinet

TELEPHONE 970-434-4616

wholesale - no manufacture

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. still less so complete interior structure

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

SPECIAL CONDITIONS: interior only

PARKING REQUIREMENT: no change

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO X

CENSUS TRACT 9 TRAFFIC ZONE 100 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 9/6/02

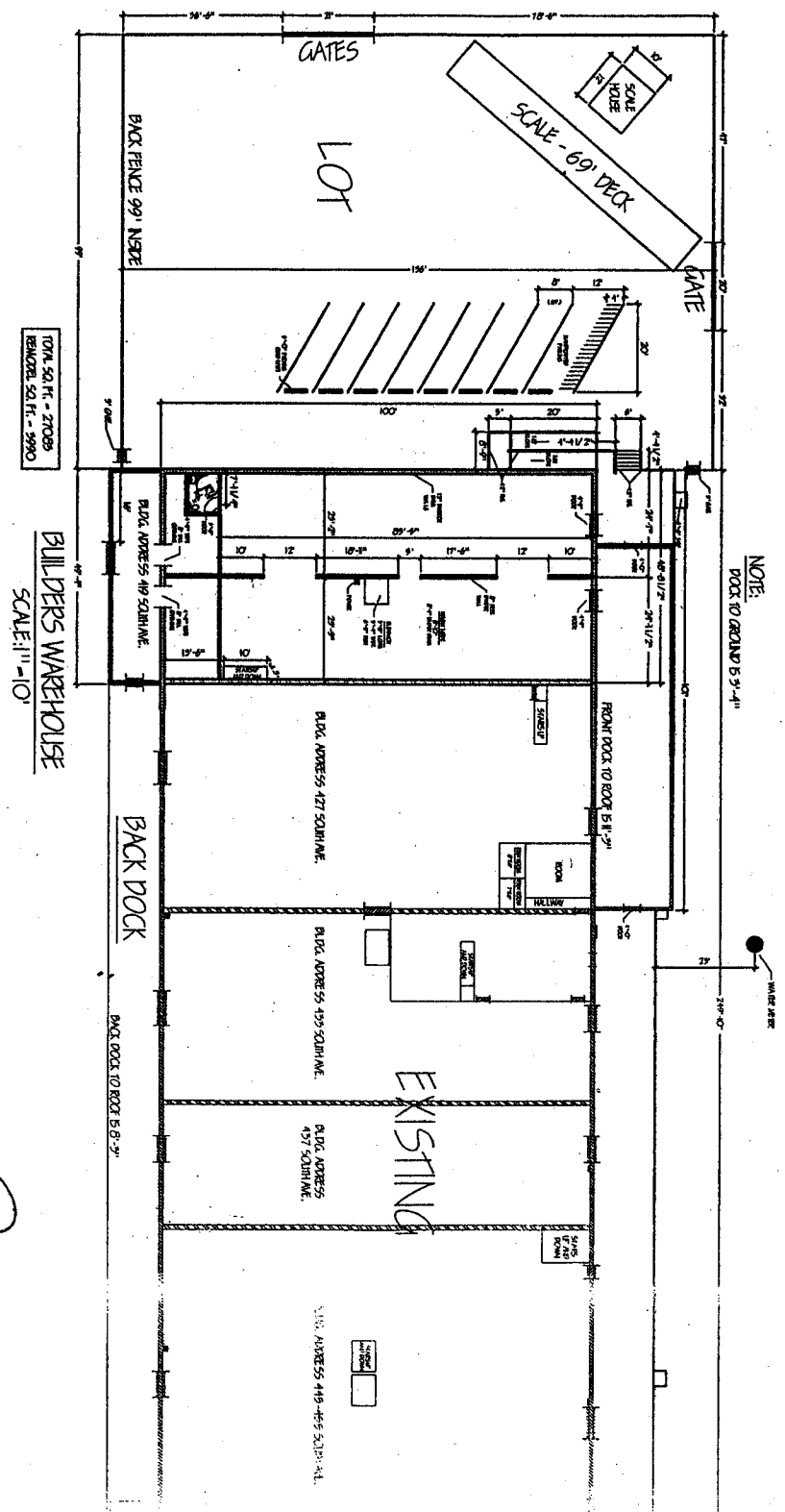
Department Approval Ronnie Edwards APA

Date 1/2/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no chg in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/2/03</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)



NOTE:  
DOCK TO GROUND 5'-9\"/>

TOTAL SQ. FT. - 27089  
REMOVAL SQ. FT. - 9990

BULLPENS WAREHOUSE  
SCALE: 1/4\"/>

BACK DOCK  
BACK DOCK TO ROOM 5'-9\"/>

EXISTING

BLDG. ADDRESS 427 SOUTH AVE.

BLDG. ADDRESS 429 SOUTH AVE.

BLDG. ADDRESS 427 SOUTH AVE.

BLDG. ADDRESS 418-425 SOUTH AVE.

ACCEPTED  
BY CHANGE OF SETBACKS MUST  
BE IN THE APPLICANT'S  
CITY PLANNING  
DEPARTMENT TO PROPERLY  
IDENTIFY EASEMENT

*Bonnie Clewells* APP  
1/2/03