

Planning \$ <u>5,100</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(2)

BLDG PERMIT NO. <u>87998</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 2685 (C) UNAWEED AVE TAX SCHEDULE NO. 2945-261-04-003
 SUBDIVISION Perkins Sub 1st Add Replat! CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 150,000 ⁰⁰/₀₀ ⁰⁰/₀₀ ⁰⁰/₀₀ ⁰⁰/₀₀
 FILING _____ BLK 4 LOTS 1-6 ESTIMATED REMODELING COST \$ MAX of \$7,500 ⁰⁰/₀₀ ⁰⁰/₀₀ ⁰⁰/₀₀ ⁰⁰/₀₀
 OWNER George Sang T. Chac NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 2685 UNAWEED AVE CONSTRUCTION
 TELEPHONE 970-256-1214 USE OF ALL EXISTING BLDGS CONVENIENCE STORE
 APPLICANT Thomas L. Goerke DESCRIPTION OF WORK & INTENDED USE: INSTALL
 ADDRESS 2685 UNAWEED AVE EXHAUST HOOD ABOVE ELECTRIC
 TELEPHONE 970-256-1214 PIZZA OVEN -
BUSINESS OWNER

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: Interior remodel
 PARKING REQUIREMENT: _____ only
 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 Thomas L. Goerke Date 02-13-03
 Department Approval Gayleen Henderson Date 2-13-03

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>Marshall Cal</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)