

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

BLDG. PERMIT NO.
FILE # <u>HBD-1998-02.3</u>

**PLANNING CLEARANCE**

(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

*Original in file*

31309-1283

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 101 S. 3rd ST

TAX SCHEDULE NO. 2945-143-23-009

SUBDIVISION City

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 722,990<sup>00</sup>

FILING — BLK 120 LOT 14,15,16

ESTIMATED REMODELING COST \$ 411,000

OWNER P & L Properties LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 101 S. 3rd ST.

USE OF ALL EXISTING BLDGS office space

TELEPHONE 241-8515

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

APPLICANT Sun King Mgmt Co

Exterior Remodel

ADDRESS P.O. Box 3299 GJ, CO

TELEPHONE 245-9173

✓ 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-2

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: No Change

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

CENSUS TRACT \_\_\_ TRAFFIC N/A 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 Steve Thayer

Date 2-4-04

Department Approval Ronnie Edwards

Date 2/4-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG W/WORK</u>
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Utility Accounting	<u>CM could cool</u>	Date <u>2/4/04</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)