

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

BLDG PERMIT NO.
FILE #

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

80443-788
 1.22 ECU

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 200 West Grand
 SUBDIVISION Grand Central Plaza
 FILING 1 BLK _____ LOT _____
 OWNER Grand Central Plaza LLC
 ADDRESS 800 Belford
 TELEPHONE 970-241-1040
 APPLICANT Disraeli, Peter
 ADDRESS 800 Belford
 TELEPHONE 261-1463 241-5164

TAX SCHEDULE NO. 2945-151-00-092
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 638,200.00
 ESTIMATED REMODELING COST \$ 10,000.00
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail 2409 sq ft
 DESCRIPTION OF WORK & INTENDED USE: _____
Hot Tub Store & SPA
2500 Retail = .88 ECU
EXISTING CREDIT AVAILABLE

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: _____
 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 [Signature] Date 1-7-04
 Department Approval Bayleen Henderson Date 1-7-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Credit for existing ECU</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/7/04</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)