

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



BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

79 369-11803

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 603 So. Hwy 50

TAX SCHEDULE NO. 2945-262-05-001

SUBDIVISION LAIRLEY ADD

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 77,850.00

FILING _____ BLK 15 LOT 2

ESTIMATED REMODELING COST \$ 19000.00

OWNER CHESTER DUEN

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 2067 RIM STADONCT

USE OF ALL EXISTING BLDGS RESTAURANT

TELEPHONE 245-1655

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT PAUL KAREUS/QUALITY SERVICE REPAIR BUILDING FOR

ADDRESS 2625 MESA AVE.

FUTURE USE,

TELEPHONE 242-6834

Plumbing/HVAC/Elec & Roof

✓ 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 <u>C-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: <u>N/A</u>	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	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 Paul Kareus

Date 2-25-04

Department Approval Gayleen Henderson

Date 2-25-04

Additional water and/or sewer tap fee(s) are required:	YES _____ NO <u>✓</u>	W/O No. <u>1.76 ECU</u>
Utility Accounting <u>Chm Cee</u>		Date <u>2/25/04</u>

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)