

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

2

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

7028-4369

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 964 North Ave
 SUBDIVISION McMullin + Gormly
 FILING _____ BLK 6 LOT 1
 OWNER Ed Jaros

TAX SCHEDULE NO. 2945-114-22-009
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 102,010.
 ESTIMATED REMODELING COST \$ 7,800.
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION

ADDRESS 612 Cris-Mar
 TELEPHONE 243-3297

USE OF ALL EXISTING BLDGS Retail
 DESCRIPTION OF WORK & INTENDED USE:

APPLICANT Centennial Const
 ADDRESS 2144 Monument Village Cir
 TELEPHONE 242-7198 (Mark)

Remove false ceiling and expose existing attic to retail area.

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
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES ___ NO ___

SPECIAL CONDITIONS: no change in use
 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 Mark B. Blum Date 1-19-04

Department Approval Bayleyn Henderson Date 1-19-04

Additional water and/or sewer tap fees(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Alu ed</u>		Date <u>1/19/03</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)