

Planning \$ Pd w/ SPR	Drainage \$ 0
TCP \$ 0	School Impact \$ 0

BLDG PERMIT NO. 77286
FILE # SPR-2000-110

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 2532 F Road ^{Units} 1-8
SUBDIVISION Foresight Park for Industry
FILING 2 BLK 3 LOT 4
OWNER Wylie P. Miller
ADDRESS 798 Jordanna Rd
TELEPHONE 245-6145
APPLICANT Wylie P. Miller
ADDRESS 798 Jordanna Rd
TELEPHONE 245-6145

TAX SCHEDULE NO. 2945-033-11-004
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ NA
ESTIMATED REMODELING COST \$ NA
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS 1 office bldg under construction
DESCRIPTION OF WORK & INTENDED USE: Construct 2nd phase of office complex - 2nd building @ 9500 sq ft

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 I-1
PARKING REQUIREMENT: Per Plan
LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SPECIAL CONDITIONS: All on-site improvements completed prior to C.O. or DIA required.
CENSUS TRACT 10 TRAFFIC ZONE 2A 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 Wylie P. Miller

Date 10/10/00

Department Approval Walter K. [Signature]

Date 10/6/00

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13454</u>
Utility Accounting <u>[Signature]</u>		Date <u>10/10/00</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)

ACCEPTED 1/16/00
 ANY CHANGE OF CONDITIONS
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

EX. STORM MP
 INVERT IN = 4572.33, 12" PVC (IND)
 INVERT OUT = 4572.25, 12" PVC (S)

