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|------------------------|---------------------------|
| Planning \$ <u>500</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>—</u> | School Impact \$ <u>—</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>77066</u> |
| FILE # |

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 2275 LOSOS
SUBDIVISION 23 RD. Comm. SUB
FILING — BLK — LOT 2
OWNER GARY-URBAN & PAUL HORBETZ
ADDRESS F RD.
TELEPHONE 464-5954
APPLICANT Jim Cox
ADDRESS 1135 24 RD.
TELEPHONE 242-4664

TAX SCHEDULE NO. 2701-314-02-002
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A
ESTIMATED REMODELING COST \$ *50,000.00
NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION
USE OF ALL EXISTING BLDGS WHAREHOUSE
DESCRIPTION OF WORK & INTENDED USE: OFFICE SPACE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

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| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>I-2</u> | SPECIAL CONDITIONS: <u>Continuation of prior Planning Clearance</u> <u>Prior to CO. all site improvements must be complete.</u> |
| PARKING REQUIREMENT: <u>—</u> | |
| LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>—</u> | CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>7</u> ANNEX <u>—</u> |

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 Jim Cox Date 10-3-2000
Department Approval Dante Costello Date 10-3-00

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|--|-----|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>—</u> |
| Utility Accounting <u>D Overholt</u> | | | Date <u>10-3-00</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)