

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

*AC*

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>82282</u> |
| FILE # <u>N/A</u>            |

**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 698 4TH Ave.

TAX SCHEDULE NO. 2945-232-05-002

SUBDIVISION \_\_\_\_\_

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ \_\_\_\_\_

OWNER Umegeo MINERAL CORP.

NO. OF DWELLING UNITS: BEFORE 2 AFTER 0  
CONSTRUCTION

ADDRESS ~~698 4TH AVE.~~ 2750 COMPASS DR. G.S. 81546

USE OF ALL EXISTING BLDGS NONE

TELEPHONE 970 256 8835

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT NIELSONS SKANSKA, INC

DEMO (2) STEEL BUILDINGS

ADDRESS 22419 C.R G CORTEZ, CO 81321

TELEPHONE 970 565 8000

*DATA*  
*NOV 09 2001*

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

SPECIAL CONDITIONS: Demo only

PARKING REQUIREMENT: 0

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

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 11/09/01

Department Approval *[Signature]*

Date 11/9/01

|  |     |  |                     |
|--|-----|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No.             |
| Utility Accounting <u><i>[Signature]</i></u>           |     |  | Date <u>11/9/01</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)