

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

BLDG PERMIT NO. <u>81101</u>
FILE #

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

AC

Valley Crest Sub

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 779 22 Road
 SUBDIVISION 2697-361-02-003
 FILING 2 BLK — LOT 14
 OWNER 84 LUMBER
 ADDRESS 779 22 Road G J.
 TELEPHONE 245-8400
 APPLICANT TML ENTERPRISES
 ADDRESS Box 2569 G J.
 TELEPHONE 201-8022

TAX SCHEDULE NO. 2697-361-02-003
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~15,000~~ 436,140
 ESTIMATED REMODELING COST \$ 15,000⁰⁰
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION *W/dg*
 USE OF ALL EXISTING BLDGS lumber company
 DESCRIPTION OF WORK & INTENDED USE:
OFFICE WALL CONST.
interior only

✓ 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: no change in use
 PARKING REQUIREMENT: no change
 LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 15 TRAFFIC ZONE 1 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 8/20/01
 Department Approval Ronnie Edwards Date 8/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/20/01</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)