

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>81363</u>
FILE #

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

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2477 Commerce Blvd TAX SCHEDULE NO. 2945-091-17-003
 SUBDIVISION Damble Commercial CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 251,700
 FILING _____ BLK _____ LOT 3 ESTIMATED REMODELING COST \$ 2800⁰⁰
 OWNER Pole Hollingshead NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS _____ USE OF ALL EXISTING BLDGS _____
 TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: _____
 APPLICANT Leland Cox Manufacture Picture Frames
 ADDRESS 609 Starlight Dr. GJ 81504 interior 4'x3'x5'
 TELEPHONE 970-243-2659 paint Booth.

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-2 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT 9 TRAFFIC ZONE 97 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 Leland Cox Date 8-27-01
 Department Approval C. Jaye Johnson Date 8-27-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Kate Heet</u>		Date <u>8/27/01</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)