

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

BLDG PERMIT NO. <u>79108</u>
FILE #

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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 2764 Compass Drive TAX SCHEDULE NO. 2701-361-30-014
SUBDIVISION Crossroads Colo. West Sub CURRENT FAIR MARKET VALUE OF STRUCTURE \$ \$1,171,250.00
FILING Replat BLK 1 LOT 11912 ESTIMATED REMODELING COST \$ 5,500-
OWNER John Moss NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
ADDRESS 2764 Compass Drive Unit 112B USE OF ALL EXISTING BLDGS Office
TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: _____
APPLICANT Garrett Walker Tenant Finish - New
ADDRESS 879 24 Road Offices
TELEPHONE 241-9020

✓ 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-1 SPECIAL CONDITIONS: existing intensi
remodel only - no change in use
PARKING REQUIREMENT: no change
LANDSCAPING/SCREENING REQUIRED: YES N/A CENSUS TRACT 16 TRAFFIC ZONE 15 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 4-26-01
Department Approval Ronnie Edwards Date 4-26-01

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>4-26-01</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)