

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

BLDG PERMIT NO. <u>80291</u>
FILE # <u> </u>

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 805 Falcon Wy
SUBDIVISION 2701-254-08-001
FILING _____ BLK _____ LOT _____
OWNER 3D Systems
ADDRESS 805 Falcon Wy
TELEPHONE 257 4015
APPLICANT Dan Walker
ADDRESS 288 3 Music Ave
TELEPHONE 257 4452 (1452)

TAX SCHEDULE NO. 3D Minor Subdivision
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,510,620.00
ESTIMATED REMODELING COST \$ 19,000
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION _____
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: _____
Catwalk installation
in existing building
for equipment access

✓ 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-U
PARKING REQUIREMENT:
LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SPECIAL CONDITIONS: Interior Remodeling
only
CENSUS TRACT 11 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 Daniel @ Walker Date _____
Department Approval Mishi Aragon Date 7/25/01

Additional water and/or sewer tap fee(s) are required:	YES _____	NO <input checked="" type="checkbox"/>	Existing them - #8661 W/O No. <u>OWL SEW</u>
Utility Accounting	<u>Kath Holt</u>		Date <u>7/25/01</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)