

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

BLDG PERMIT NO. <u>2 81741</u>
FILE #

PLANNING CLEARANCE

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

32848-21512

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2530 EAST FORESIGHT CR. TAX SCHEDULE NO. 2945-033-12-006

SUBDIVISION FORESIGHT PARK CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,177,690

FILING _____ BLK 8 LOT 8 ESTIMATED REMODELING COST \$ 48,000.00

OWNER ICM NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

ADDRESS 2530 EAST FORESIGHT CR. USE OF ALL EXISTING BLDGS OFFICE & WAREHOUSE

TELEPHONE 970-241-6864 DESCRIPTION OF WORK & INTENDED USE: ADDITION

APPLICANT FRANK PREUSS OF OFFICE TO 2ND FLOOR

ADDRESS 2530 EAST FORESIGHT CR. LESS THAN 20 EMPLOYEES

TELEPHONE 970-241-6864 CURRENT 1 ZON SUFFICIENT

✓ 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-O SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X CENSUS TRACT 24 TRAFFIC ZONE 10 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 Frank E. Preuss Date 9/28/01

Department Approval C. Faye Hansen Date 10/8/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/8/01</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)