Planning \$	5.00	Drainage \$	B	BLDG PERMIT NO. 82458	
TCP\$	0	School Impact \$		FILE#	

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 12

BUILDING ADDRESS 2493 INCLUSTRIAL BLAN	TAX SCHEDULE NO. 2945-091-02-015					
SUBDIVISION Industrial acres Sub.	CURRENT FAIR MARKET VALUE OF STRUCTURE\$ 212,280					
FILING BLK 2 LOT 12 4 W651	ESTIMATED REMODELING COST \$ 6000 ==					
OWNER MFM INVESTMENTS	NO. OF DWELLING UNITS: BEFORE AFTER					
ADDRESS 2493 INCLUSTRIAL BLUD.	USE OF ALL EXISTING BLDGS BICYCLE MG-S ALES					
TELEPHONE	DESCRIPTION OF WORK & INTENDED USE:					
APPLICANT Construction Services	INSTALL DOORS IN EXISTING					
ADDRESS 226 30 Rd, Co. J.J. Co. 8502	WALLS					
TELEPHONE 434-804/						
✓ Submittal requirements are outlined in the SSID (Submittal St						
· •						
™ THIS SECTION TO BE COMPLETED BY COMMU						
ZONE $C-2$	SPECIAL CONDITIONS:					
PARKING REQUIREMENT:						
LANDSCAPING/SCREENING REQUIRED: YES NO	CENSUS TRACT \checkmark TRAFFIC ZONE 97 ANNX					
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 informalians, regulations, or restrictions that apply to the project. I understan but not necessarily be limited to non-use of the building(s).						
Applicant's Signature Whan S. Fr.	Date 11-26-8					
Department Approval Fait Bushnan	Date <u>//- 26-0/</u>					
Additional water and/or sewer tap fee(s) are required: YES	NO WORDER #8938					
Utility Accounting Katleber	Date 11 De 01					
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)						

(Pink: Building Department)

(White: Planning)

(Yellow: Customer)

(Goldenrod: Utility Accounting)