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

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 2493 Industrial Blvd

SUBDIVISION Industrial Park Sub.

FILING _____ BLK 2 LOT 12 & W65' of 11

OWNER MFM Investments

ADDRESS 2493 Industrial Blvd.

TELEPHONE _____

APPLICANT Construction Services

ADDRESS 226 30 Rd, Gr. Jct, Co 81503

TELEPHONE 434-8041

TAX SCHEDULE NO. 2945-091-02-015

CURRENT FAIR MARKET VALUE OF STRUCTURE $ 212,280

ESTIMATED REMODELING COST $ 6000.00

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Bicycle Mfg-Sales

DESCRIPTION OF WORK & INTENDED USE: Install Doors in Existing Walls.

✓ ***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

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES ____ NO ____

SPECIAL CONDITIONS: _____

CENSUS TRACT 8 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 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 11-26-01

Department Approval Pat Bushman Date 11-26-01

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. prem #8922
Utility Accounting Kate Elsberry			Date 11/26/01

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)