

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

BLDG PERMIT NO. <u>78732</u>
FILE #

### PLANNING CLEARANCE

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

*Revised to 1110 Kimball*  
*(2nd bldg on lot)*

*same tax #*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 111 S. 12th St. TAX SCHEDULE NO. 2945-231-18-002

SUBDIVISION Winters Avenue Industrial Park CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 763,280<sup>00</sup>

FILING — BLK — LOT 2 ESTIMATED REMODELING COST \$ 20,000

OWNER Kimball Street Developments, LLC NO. OF DWELLING UNITS: BEFORE — AFTER — CONSTRUCTION

ADDRESS 518 28 Road, Suite A207 USE OF ALL EXISTING BLDGS manufacturing

TELEPHONE 970-243-1242 DESCRIPTION OF WORK & INTENDED USE: add restrooms - all interior

APPLICANT Conquest Construction, LLC

ADDRESS 518 28 Road, Suite A207

TELEPHONE 970-243-1242

✓ 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-2 SPECIAL CONDITIONS: interior only

PARKING REQUIREMENT: no change

LANDSCAPING/SCREENING REQUIRED: YES — NO N/A CENSUS TRACT 8 TRAFFIC ZONE 44 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 Shannon Jensen Date 2/20/01

Department Approval Ronnie Edwards Date 2/20/01

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>D Overholt</u>	Date <u>2/20/01</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)