

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

BLDG PERMIT NO. <u>87010</u>
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

*RNH*  
 BUILDING ADDRESS 2775 Cross Roads Blvd TAX SCHEDULE NO. 2701-361-29-012  
 SUBDIVISION Replat of Crossroads Colo. West CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,234,440.00  
 FILING \_\_\_\_\_ BLK 2 LOT 671 ESTIMATED REMODELING COST \$ 9,500.<sup>00</sup>  
 OWNER Rocky Mountain Nmo NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 ADDRESS 2775 Cross Roads Blvd. CONSTRUCTION \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS Office  
 APPLICANT Garrett Walker DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 ADDRESS 879 24 Road Remove old cooling unit  
 TELEPHONE 241-9020 and replace with new  
cooling unit in Computer Room

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-1 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: N/A \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 [Signature] Date 12-26-02

Department Approval [Signature] Date 12/26/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/26/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)