

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO. 87001
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 2495 Industrial
SUBDIVISION Bamble Sub
FILING _____ BLK 2 LOT 1
OWNER Lee Homes
ADDRESS 569 S Westgate #3
TELEPHONE 234-1091
APPLICANT Lorretta Walker
ADDRESS 879 24 Rd
TELEPHONE 241-9020

TAX SCHEDULE NO. 2945-091-22-001
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 102,590
ESTIMATED REMODELING COST \$ 9,800
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION
USE OF ALL EXISTING BLDGS Office/warehouse
DESCRIPTION OF WORK & INTENDED USE: Interior remodel of offices only. Cosmetic redo of office area.
Existing EGM OK

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 SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: U/A
LANDSCAPING/SCREENING REQUIRED: YES _____ NO 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 11-1-02
Department Approval: [Signature] Date 11/1/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>11/1/02</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)