

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

BLDG PERMIT NO.
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 Blvd TAX SCHEDULE NO. 2945-091-22-001

SUBDIVISION Variable subdivision CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 103,570

FILING _____ BLK 2 LOT 1 ESTIMATED REMODELING COST \$ 9,800

OWNER Lee Homes NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 569 So. West Gate #3 USE OF ALL EXISTING BLDGS Office/warehouse

TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE:

APPLICANT General Contractor Extreme addition onto

ADDRESS 879 29 Road existing building

TELEPHONE 241-9020 counter top cutting only

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. in existing outside wash bay w/ water no drain. 3 comp

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

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 10-1-02

Department Approval [Signature] Date 12-7-02

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. W/ tap w/ use

Utility Accounting [Signature] Date 12-1-02

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)