

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

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BLDG PERMIT NO. <u>89847</u>
FILE # <u>SPR-2003-151</u>

**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 783 22 RD  
 SUBDIVISION VALLEY VIEW  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER WEST VALLEY DEV  
 ADDRESS 1111 S 12<sup>th</sup> ST,  
 TELEPHONE 243-1241  
 APPLICANT ROB ROWLANDS  
 ADDRESS 917 MAIN ST  
 TELEPHONE ~~241-1903~~ 241-1903

TAX SCHEDULE NO. ~~2697-36d-02-008~~ 2697-36d-02-008  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 8,000  
 ESTIMATED REMODELING COST \$ N/A  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS OFFICE/SHOP/WAREHOUSE  
 DESCRIPTION OF WORK & INTENDED USE:  
SOURCE PIT BLDG. FOR  
OPERATIONS - ENCLOSED ON 3  
SIDES

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: \_\_\_\_\_  
 PARKING REQUIREMENT: No  
 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 \_\_\_\_\_  
 Department Approval Pat Cui

Date 5-27-03  
8-12-03  
~~5-27-03~~

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Source pit</u>
Utility Accounting <u>Dr Kover</u>			Date <u>8/12/03</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)