

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</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 569 24 1/4 RD.
SUBDIVISION Blue Heron Cnd.
FILING _____ BLK _____ LOT 1
OWNER SARTOMER
ADDRESS 569 24 1/4 RD.
TELEPHONE 970-245-8148
APPLICANT R.W. JONES CONSTRUCTION
ADDRESS 1880 KEE FRUITA, CO
TELEPHONE 970-858-9396

TAX SCHEDULE NO. 2945-092-08-001
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,099,610.00
ESTIMATED REMODELING COST \$ 75,000
NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
CONSTRUCTION
USE OF ALL EXISTING BLDGS COMMERCIAL/INDUSTRIAL
DESCRIPTION OF WORK & INTENDED USE: REMOVE
AND REPLACE COOLING TOWER,
INSTALL ASSOCIATED PIPING
AND PUMPS.

✓ *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: _____
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 Robert W. Jones Date 11-18-03
Department Approval C. Faye Hall Date 11/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>All Call</u>		Date <u>11/18/03</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)