

Planning \$ <u>5.00</u>	Drainage \$ <u>8</u>
TCP \$ <u>0</u>	School Impact \$ <u>9</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

68419 38340

BUILDING ADDRESS 2505 Foresight Circle #C TAX SCHEDULE NO. 2945-033-07-046

SUBDIVISION Desert Parks Condo. Complex CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 170,000

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ ESTIMATED REMODELING COST \$ 60,000

OWNER Just Companies Inc NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION

ADDRESS 2505 Foresight Circle #A USE OF ALL EXISTING BLDGS Commercial

TELEPHONE 245-9316 81505 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT Just Companies tenant finish

ADDRESS 2505 Foresight Circle #A

TELEPHONE 245-9316

✓ 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 F-0 SPECIAL CONDITIONS: all improvements

PARKING REQUIREMENT: existing meet current code

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] JustCo Date 11/5/03

Department Approval [Signature] Dayleen Henderson Date 11-5-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>interior finish</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-5-03</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)