

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**

13895-8695

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 759 HORIZON DR. SUITE A

TAX SCHEDULE NO. 2701 361 22 023

SUBDIVISION \_\_\_\_\_

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 484,230.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ 35,000

OWNER STIX INC.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 425 NORTH AVE 81501

USE OF ALL EXISTING BLDGS COMMERCIAL

TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT BOA BUILDERS

INTER REMODEL & NEW

ADDRESS BOX 603, PALSADE

ENTRY DOOR. NEW OCCUPANT

TELEPHONE 464 7842

WILL BE COLORADO CREDIT UNION

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-1

SPECIAL CONDITIONS: NO Drive Thru

PARKING REQUIREMENT: N/A

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 Thomas J. Bosko

Date 11/25/2003

Department Approval C. Faye Hall

Date 11/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO dry in</u>
Utility Accounting	<u>CM O'Connell</u>		Date <u>11/25/03</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)