

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 2571 Hwy 6 & SO
SUBDIVISION Gregg Minor
FILING _____ BLK _____ LOT 3

TAX SCHEDULE NO. 2945-151-19-003
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 719,980 ~~700,000~~
ESTIMATED REMODELING COST \$ 10,000

OWNER Paragon-Waller LLC
ADDRESS 2571 Hwy 6 and SO
TELEPHONE 241-8284

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS Commercial
DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Just Companies Inc.
ADDRESS 2505 Forest St Cir #A
TELEPHONE 2459316 81505

Office expansion
(interior remodel)

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
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SPECIAL CONDITIONS: _____
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] Just Co
Department Approval [Signature] Bayleen Henderson

Date 11/5/03
Date 11-5-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior remodel</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)

Planning \$ <u>5.00</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 2571 Hwy 6 & 50
 SUBDIVISION Gregg Minor
 FILING _____ BLK _____ LOT 3

TAX SCHEDULE NO. 2945-151-19-003
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 719,980 ~~700,000~~
 ESTIMATED REMODELING COST \$ 10,000

OWNER Paraggin-Keller LLC
 ADDRESS 2571 Hwy 6 and 50
 TELEPHONE 241-8284

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Commercial
 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Just Companies Inc.
 ADDRESS 2505 Foresight Cir #A
 TELEPHONE 2459316 81505

Office expansion

✓ 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: _____
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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Applicant's Signature [Signature] Just Co
 Department Approval [Signature] Boyle Henderson

Date 11/5/03
 Date 11-5-03 Revised 6-29-04
Boyle Henderson

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>[Signature]</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)

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