

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

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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 2478 Patterson Rd
 SUBDIVISION Patterson Village Unit 22
 FILING _____ BLK _____ LOT _____
 OWNER Greg Remmenga
 ADDRESS 2324 Wren Ct.
 TELEPHONE 263-4734
 APPLICANT Rock Const. LLC
 ADDRESS 1025 Glenwood Av.
 TELEPHONE 970-260-2527

(parent parcel)

TAX SCHEDULE NO. 2945-044-17-020
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A
 ESTIMATED REMODELING COST \$ 100K
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS office space
 DESCRIPTION OF WORK & INTENDED USE: Tenant finish on new shell

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: 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 [Signature] Date 9-15-03
 Department Approval [Signature] Date 9/15/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9/24/03</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)