

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 715 Horizon Dr. Ste. 455 TAX SCHEDULE NO. 2701-302-00-121
 SUBDIVISION _____ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,038,250
 FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 0
 OWNER management Wakefield Property Mgmt & Brokerage NO. OF DWELLING UNITS: BEFORE same AFTER same
 ADDRESS 420 N. 8th St. Grand Jct, CO 81502 USE OF ALL EXISTING BLDGS Training CLASS
 TELEPHONE 970-245-6411 DESCRIPTION OF WORK & INTENDED USE: _____
 APPLICANT Sharon M. Anable, D.C. Chiropractic Office
 ADDRESS 360 Rodell Dr. Grand Jct, CO 81506
 TELEPHONE 970-245-4966

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 Interior Remodel
 PARKING REQUIREMENT: _____ just for paper trails.
 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 Sharon M. Anable, D.C. Date 7/2/00
 Department Approval Heidi Aragon Date 7/21/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Change</u>
Utility Accounting	<u>CM Cole</u>		Date <u>7/21/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)