

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

BLDG PERMIT NO. <u>77752</u>
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 2650 North Ave
SUBDIVISION Red Cliff Pointe
FILING _____ BLK _____ LOT _____
OWNER Jay Cooke
ADDRESS _____
TELEPHONE 248-362-8161
APPLICANT Kent Thompson
ADDRESS 1251 Buckleiff, #9 of
TELEPHONE 248-8000

TAX SCHEDULE NO. 2945-124-00-022
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
ESTIMATED REMODELING COST \$ _____
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS demo only
DESCRIPTION OF WORK & INTENDED USE: _____

✓ 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: Interior demo
PARKING REQUIREMENT: to be determined w/
tenant finish only - Change of Use Review required
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ for tenant finish
existing 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 Kent Thompson Date 10-13-2000
Department Approval Kathleen M. Portner Date 10-13-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u> <u>demo only</u>
Utility Accounting	<u>Clara M. Maxwell</u>		Date <u>10/13/00</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)