

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

BLDG PERMIT NO. <u>80885</u>
FILE # <u>—</u>

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

NC

THIS SECTION TO BE COMPLETED BY APPLICANT

*2001 Assessors valuation.

BUILDING ADDRESS <u>2232 North 7th St., Grd Jct Co</u>	TAX SCHEDULE NO. <u>2945-111-00-110</u>
SUBDIVISION <u>W 255 ft of Medical Arts Addition</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>306,290*</u>
FILING _____ BLK _____ LOT _____ (Medical Arts Center) 7th & Bookcliff, Inc.	ESTIMATED REMODELING COST \$ <u>24,900.00</u>
OWNER _____	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
ADDRESS <u>3045 Teller Ave.</u> <u>Grand Jct., Co 81504</u>	USE OF ALL EXISTING BLDGS <u>Remodel Unit #1</u>
TELEPHONE <u>245-1712</u>	DESCRIPTION OF WORK & INTENDED USE: _____
APPLICANT <u>Kri no, Inc.</u>	<u>2 new handicapped restrooms, remove bathroom, remove partitions and add new partitions. Drywall and repairs to drywall.</u>
ADDRESS <u>Box 40274, Grand Jct., CO 81504</u>	
TELEPHONE <u>241-8356</u>	

✓ 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 <u>R-O</u>	SPECIAL CONDITIONS: <u>Int. Remodel NCU</u>
PARKING REQUIREMENT: _____	
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	CENSUS TRACT <u>4</u> TRAFFIC ZONE <u>34</u> 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 <u>7th + Bookcliff, Inc.</u> <u>Henry S. Wheeler</u>	Date <u>7-25-01</u>
Department Approval <u>Ante J. Costello</u>	Date <u>7-25-01</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Ch Marshall Cole</u>	Date <u>7/25/01</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)