

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

AC

BLDG PERMIT NO. <u>82288</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 2232 North 7th Street TAX SCHEDULE NO. 2945-111-00-110

SUBDIVISION _____ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 306,290.

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 20,000.

OWNER 7th + Bookcliff Inc. NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS _____ USE OF ALL EXISTING BLDGS Office + Vet Clinic

TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Garrett Walker Remodel for Veterinary

ADDRESS 879 29 Road Clinic

TELEPHONE 241-9020

✓ 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 B-1 SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 5 TRAFFIC ZONE 33 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 Garrett Walker Date 11-13-01

Department Approval Gayleen Henderson Date 11-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Permit # 7526</u>
Utility Accounting <u>Kate Eskberry</u>			Date <u>11/13/01</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)