

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

BLDG PERMIT NO. <u>78938</u>
FILE # <u> </u>

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 417 Monument RD.
SUBDIVISION
FILING BLK LOT
OWNER John Laffey
ADDRESS 417 Monument Rd
TELEPHONE 256-9221
APPLICANT Papa Bear Construction
ADDRESS 336 Rosevale RD. G.J. CO.
TELEPHONE (970) 245-9732

TAX SCHEDULE NO. 2945-15300-087
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 259,320
ESTIMATED REMODELING COST \$ 20,000
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION
USE OF ALL EXISTING BLDGS Fitness center
DESCRIPTION OF WORK & INTENDED USE: Int. Rem.

✓ 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: Int. Rem NC11
PARKING REQUIREMENT: N/A
LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 1401 TRAFFIC ZONE 96 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 MARCH 16, 01
Department Approval [Signature] Date 3/16/01

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>3/16/01</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)