

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

BLDG PERMIT NO. <u>78711</u>
FILE # <u>15/A</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 <u>2650 No. ave, #101</u>	TAX SCHEDULE NO. <u>2945-124-00-022</u>
SUBDIVISION <u>—</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>1,552,340⁰⁰</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	ESTIMATED REMODELING COST \$ <u>—</u>
OWNER <u>Jay Cooke - Vally Area Const.</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u>
ADDRESS <u>2650 No ave</u>	CONSTRUCTION
TELEPHONE <u>248-8000</u>	USE OF ALL EXISTING BLDGS <u>retail/offices/antiques</u>
APPLICANT <u>Del Mar Const</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Interior remodel</u>
ADDRESS <u>3210 E 1/2 St</u>	<u>storage room etc / meeting room</u>
TELEPHONE <u>434-7049</u>	<u>i.v. room C.C. 02/20/01</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>C-1</u>	SPECIAL CONDITIONS: <u>NONE</u>
PARKING REQUIREMENT: <u>13 CARS</u>	
LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>X</u>	CENSUS TRACT <u>4</u> TRAFFIC ZONE <u>31</u> ANNEX <u>—</u>

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>[Signature]</u>	Date <u>02/16/01</u>
Department Approval <u>[Signature]</u>	Date <u>02/16/01</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Existing - 30811-5319</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/16/01</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)



Kokopelli Health & Wellness

2650 North Ave. Suite 101 Grand Junction, CO 81501
Phone: (970) 263-4660 Fax: (970) 248-9520

February 16, 2001

Mr. Joe Carter
Planning and Zoning
City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

Dear Mr. Carter:

This letter is to explain our business located in the Red Cliff Pointe Shopping Center, located at 2650 North Avenue, Suite #101, in Grand Junction. The business name is Kokopelli Health and Wellness. We specialize in complimentary and alternative approaches to health care. We utilize diet and exercise counseling to meet our primary objective of disease prevention. Having researched the various nutritional needs of our patients, we offer prescription strength vitamin/mineral/herbal supplements when necessary.

Our peak hours are from 8:00 am to 10:00 am, Mondays, Wednesdays, and Fridays. The average number of patients during those group meetings times is 6 or 7. The usual number of patients at any one time is 3 or 4. Because of our focus on prevention we offer educational classes on a variety of subjects. Once a month an evening educational group meeting may be held. We have three full-time employees on our staff and three part-time staff members.

Sincerely,

Joe Wezensky, M.D.

JW:dp

Joseph M. Wezensky, MD

Rick Jensen, ND

