

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>80469</u>
FILE #

PLANNING CLEARANCE

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

AC

6046-3760 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2881 NORTH AVE

TAX SCHEDULE NO. 2943-181-15-001

SUBDIVISION WALMART SUPER CENTER

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 4553,110.00

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 15,000⁰⁰

OWNER NATIONAL HEARING CENTER

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 1315 EAST MONTCLAIR ST.
SPRINGFIELD MO. 65804

USE OF ALL EXISTING BLDGS _____

TELEPHONE (417) 869-4580

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT IMAGE BUILDERS & ASSOCIATES, INC. TENANT FINISH, FLOOR COVERING,

ADDRESS 1752 N DEFFER NHA MO. 65714 WALL COVERING & FIXTURES

TELEPHONE (417) 869-4580 NATIONAL HEARING CENTER STORE

✓ 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: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

CENSUS TRACT 7 TRAFFIC ZONE 40 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]*
DENNIS EASTBURN

Date 10/11/01

Department Approval *[Signature]*

Date 10/11/01 52 EQU

Additional water and/or sewer tap fee(s) are required: YES _____ NO

W/O No. inside EQU finish only

Utility Accounting *[Signature]*

Date 10-11-01

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)