

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

800092

BLDG PERMIT NO. <u>086405</u>
FILE #

AC

*Cost. #59101
PREMISE #7629*

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 2139 N W 12th Street #2

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Katy Reives ^{New Owner}

ADDRESS 747 Centauri

TELEPHONE 260-3644

APPLICANT K&E Enterprises

ADDRESS 2525 High Country Ct.

TELEPHONE 245-2046

TAX SCHEDULE NO. 2945-111-33-00P

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 99,800 *N/A*

ESTIMATED REMODELING COST \$ 30000

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS Retail

DESCRIPTION OF WORK & INTENDED USE:
Interior Remodel
Tenant Finish for
medical office

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-0

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

OCT 11 2002

SPECIAL CONDITIONS: New Building was shell only tenant finish needed

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 *Katy Reives*

Date Oct 11 02

Department Approval *C. Taylor*

Date 10/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>10/11/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)