

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>83396</u>
FILE # <u> </u>

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

AC
*2001 Assessors Valuation

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS <u>2232 North 7th St., Grd Jct CO</u>	TAX SCHEDULE NO. <u>2945-111-00-110</u>
SUBDIVISION <u>W 255 ft of Medical Arts Addition</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>306,290*</u>
FILING <u> </u> BLK <u> </u> LOT <u> </u>	ESTIMATED REMODELING COST \$ <u>5,000.00</u>
OWNER <u>(Medical Arts Center) 7th & Bookcliff, Inc. TB</u>	NO. OF DWELLING UNITS: BEFORE <u> </u> AFTER <u> </u>
ADDRESS <u>3045 Teller Avenue Grand Jct, Co 81504</u>	USE OF ALL EXISTING BLDGS <u>Commercial office space</u>
TELEPHONE <u>245-1712</u>	DESCRIPTION OF WORK & INTENDED USE: <u> </u>
APPLICANT <u>Krino, Inc.</u>	<u>Two new ADA restrooms, remove bathroom</u>
ADDRESS <u>Box 40274, Grand Jct, CO 81504</u>	<u>(Remodel of existing restrooms)-See attached</u>
TELEPHONE <u>241-8356</u>	<u>floor plan.</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>B-1</u>	SPECIAL CONDITIONS: <u> </u>
PARKING REQUIREMENT: <u> </u>	<u> </u>
LANDSCAPING/SCREENING REQUIRED: YES <u> </u> NO <u> </u>	CENSUS TRACT <u>5</u> TRAFFIC ZONE <u>27</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>7th + Bookcliff Inc. Jay S. Whelan, Secretary</u>	Date <u>2-5-02</u>
Department Approval <u>Gayleen Henderson</u>	Date <u>2-6-02</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>M. Bensley</u>			Date <u>2/6/02</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)