

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

BLDG PERMIT NO. <u>86270</u>
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

ac

BUILDING ADDRESS 2320 N 7TH STREET BLDG A TAX SCHEDULE NO. 2945-111-02-971

SUBDIVISION _____ CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 2,159,230

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 12,000.00

OWNER ST MARY'S HOSPITAL NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 2635 N 7TH STREET USE OF ALL EXISTING BLDGS OFFICE SPACE

TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: Interior Remodel / demo of walls to create new office space

APPLICANT PHIPPS NEWELL CORP.

ADDRESS 25 1/2 RD

TELEPHONE 749-3548

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 PD SPECIAL CONDITIONS: PATR

PARKING REQUIREMENT: NIA

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT _____ TRAFFIC ZONE SEP 13 2002 ANNEX _____
TB

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 Frank DeBonta Date 9/13/02

Department Approval C. Jay Johnson Date 9/13/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>U. Bensley</u>	Date <u>9/13/02</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)