

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(ac)

BLDG PERMIT NO. <u>86702</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

12105-75th

BUILDING ADDRESS 2232 N 7th St.

TAX SCHEDULE NO. 2945-111-00-110

SUBDIVISION Medical Arts Addition

CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 304,290

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 7000⁰⁰

OWNER 7th + Bookcliff, INC

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 3045 Teller Ave.

USE OF ALL EXISTING BLDGS _____

TELEPHONE Grand Jct. CO 81504
245-1712

DESCRIPTION OF WORK & INTENDED USE:
Remodel. New ADA bath room, remove
old bath room. Relocate bath room

APPLICANT George S. Wheeler

Walls, dry wall repair, electrical

ADDRESS 3045 Teller Av. G.JCO.81504

TELEPHONE 245-1712

plumbing

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-1

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

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 George S. Wheeler
7th + Bookcliff Inc.

Date 9-6-02

Department Approval Pat Bushman

Date 9-6-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Small office 2-3 employees</u>
Utility Accounting	<u>Maull</u>		Date <u>9/6/02</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)