

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

BLDG PERMIT NO. <u>86258</u>
FILE #

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

ac

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 2501 BLICHMANN AVE TAX SCHEDULE NO. 2945-023-38-001

SUBDIVISION ~~GILMORE~~ FORESIGHT PARK CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 457,410.00

FILING LOT 1 BLK GILMORE SUB LOT 1 ESTIMATED REMODELING COST \$ 30,000

OWNER TOM GILMORE, FORESIGHT ERS INC NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

ADDRESS 2501 BLICHMANN AVE USE OF ALL EXISTING BLDGS OFFICE

TELEPHONE 970-241-1828 DESCRIPTION OF WORK & INTENDED USE: 2472 SQ FT

APPLICANT AVOY HINDSON INTERIOR TENANT IMPROVEMENT OFFICE SPACE

ADDRESS 1129 QRR LOMA CO NO CHANGE IS BEING MADE TO BUILDING ENVELOPE

TELEPHONE 858-9568-261-5220

✓ 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 D-O SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT 10 TRAFFIC ZONE 24 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] Date 9/20/02

Department Approval [Signature] Date 9/20/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/20/02</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)