

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

BLDG PERMIT NO. <u>86221</u>
FILE # <u>SPR-2000-073</u>

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

CDP-2002-111

THIS SECTION TO BE COMPLETED BY APPLICANT

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BUILDING ADDRESS 1190 BOOKCLIFF #201 TAX SCHEDULE NO. 2945-111-34

SUBDIVISION Sullivan Center Condominiums CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 903,350

FILING — BLK — LOT Unit 5 ESTIMATED REMODELING COST \$ 100,000⁰⁰ approx

OWNER BOOKCLIFF SQUARE, LLC NO. OF DWELLING UNITS: BEFORE N/A AFTER —
CONSTRUCTION

ADDRESS 336 MAIN ST #201 USE OF ALL EXISTING BLDGS Professional Offices

TELEPHONE 243-9428 DESCRIPTION OF WORK & INTENDED USE: —

APPLICANT KEYSTONE Custom Bldgs INTERIOR TENANT FINISH

ADDRESS P.O. Box 1807 DENTIST OFFICE

TELEPHONE 243-9428

✓ 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: interior - 1st flr

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES per plan NO — CENSUS TRACT 5 TRAFFIC ZONE 27 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 Suzanne R. Abelson Date 9-10-02

Department Approval Ronnie Edwards APA Date 9-10-02

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>9/10/02</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)