

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

BLDG PERMIT NO. <u>93317</u>
FILE #

PLANNING CLEARANCE

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

66270-8640

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2795 Skyline Ct

TAX SCHEDULE NO. 2701-364-26-036

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 163,950

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ ~~100,000~~ 40,870

OWNER Mike Ho - Skyline Dental

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 751 Horizon Ct. Ste 106

USE OF ALL EXISTING BLDGS Dental Office

TELEPHONE 242-3545

DESCRIPTION OF WORK & INTENDED USE:

APPLICANT KD Construction

Interior tenant finish for
Dental office.

ADDRESS 2385 Sayre Drive

TELEPHONE 263-0867

✓ *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 C-1

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 1702 TRAFFIC ZONE 14 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 Kurt Arnold

Date 2-26-02

Department Approval Pat Bushman

Date _____

Additional water and/or sewer tap fee(s) are required	YES	NO	W/O No. <u>Interior finish</u>
Utility Accounting <u>Pattie Karver</u>			Date <u>Feb. 25, 2002</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)

KD Construction
Kurt Averill
2385 Sayre Drive
Grand Junction CO 81503

Telephone: 970-263-0867 Fax: 970-263-4414

Mike Ho
Skyline Dental
2795 Skyline Ct.
Grand Junction, CO 81506

Exhibit "B"
Schedule of Values
February 22, 2002

<u>Description</u>	<u>Value</u>
General Conditions	\$7,880
Demo	\$4,370 ✓
Carpentry, Trim, and Doors	\$4,944 ✓
Metal Studs and Drywall	\$8,830 8,830
Floor Coverings and Base	\$20,813
Painting	\$8,400
Specialties	\$1,280
Air and Vacuum	\$4,200
Plumbing	\$12,785 ✓
Mechanical	\$6,455 ✓
Electrical	\$12,800 ✓
<u>Sub Total</u>	<u>\$92,757</u>
Contractor's Overhead and Profit	\$12,075
<u>Total Base Bid</u>	<u>\$104,832</u>
 <u>Alternates</u>	
Duct Insulation	892.00.
Darkroom Fan	683.00.
Deduct to go to Tarkette commercial sheet vinyl	(\$10,126.00)