

Planning \$ 5.00	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. 5 88231
FILE # SPR-2002-037

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

66950-5368

Brady Chiropractic Building

BUILDING ADDRESS 514-28 1/4 Rd - Unit 5 TAX SCHEDULE NO. 2943-073-00-098
 SUBDIVISION See Attached Legal CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A
 FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 60,000
 OWNER Constructors West, Inc NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 ADDRESS 2818 1/2 North Ave CONSTRUCTION
 TELEPHONE (970) 241-5457 USE OF ALL EXISTING BLDGS Office
 APPLICANT Constructors West, Inc DESCRIPTION OF WORK & INTENDED USE: tenant finish 2879 sqft
 ADDRESS 2818 1/2 North Ave Office
 TELEPHONE (970) 241-5457 EXISTING LEAD SUFFICIENT

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 RO SPECIAL CONDITIONS: Per plan SPR-2002-037
 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).

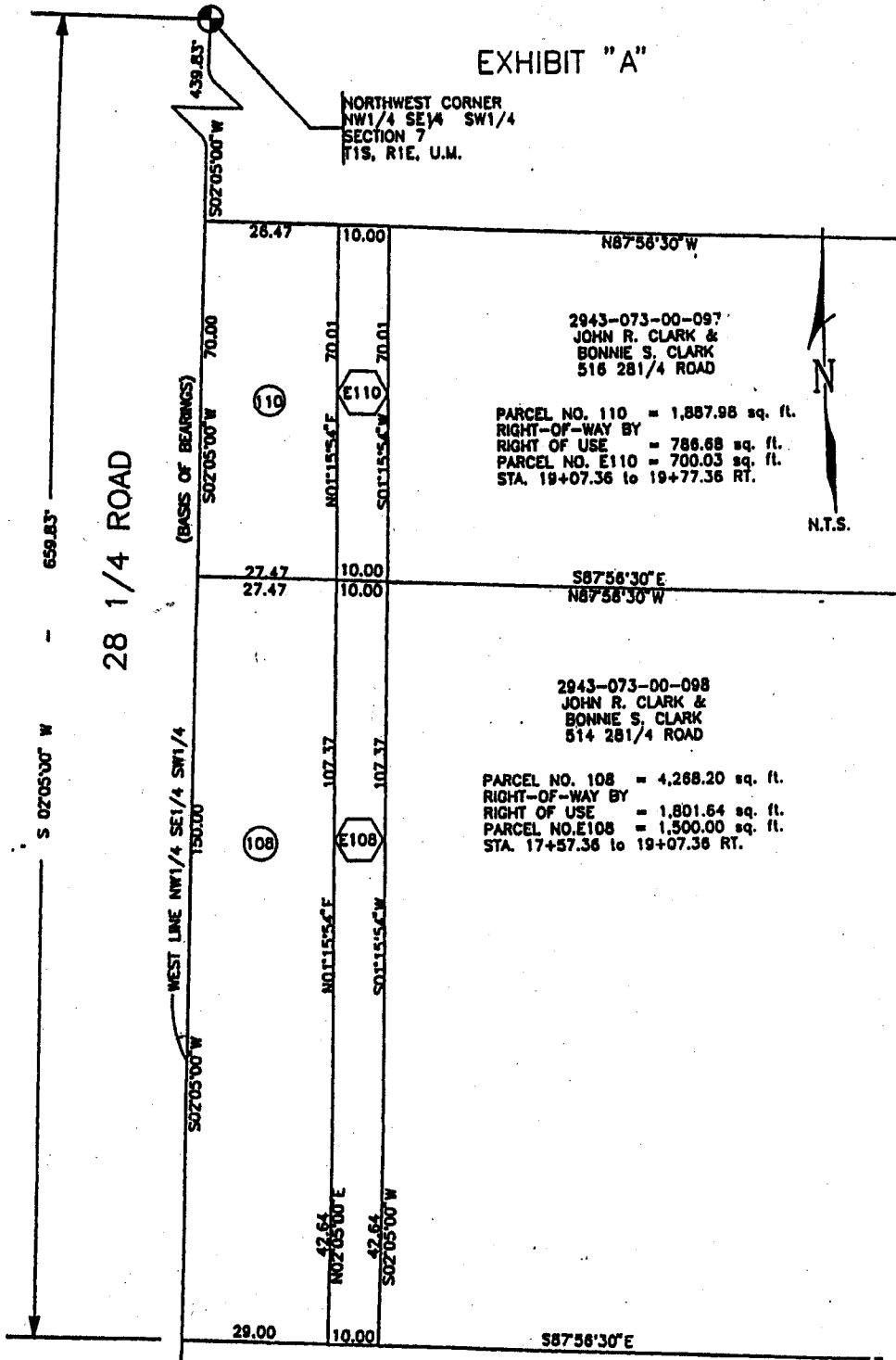
Applicant's Signature Cindy Miller Date 2/20/03
 Department Approval Jan V. Brown Date 2-20-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>less than Joseph</u>
Utility Accounting <u>Dottie Tanover</u>			Date <u>2-21-03</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)

EXHIBIT "A"



R.O.W. DESCRIPTION MAP	CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
108 PARCEL NO. STA. 14+25 to 14+80.01 RT.	28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.
APPROVED _____	
DATE _____ DRAWN BY C.L.M. 12/22/94	

TW1757RT