

Planning \$ <u>500</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

88416

BLDG PERMIT NO. <u>86702</u>
FILE # _____

PLANNING CLEARANCE

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

12105-7526

THIS SECTION TO BE COMPLETED BY APPLICANT

Medical Arts Center
 BUILDING ADDRESS 2232 N. 7th Street

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER 7th & Bookcliff Inc

ADDRESS 2232 N. 7th Street

TELEPHONE 245-1712

APPLICANT George Wheeler

ADDRESS 2032 N 15th Street

TELEPHONE 245-1712

TAX SCHEDULE NO. 2945-111-00-110

CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 301,290.00

ESTIMATED REMODELING COST \$ 8000.00

NO. OF DWELLING UNITS: BEFORE 16 AFTER 16
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Commercial

DESCRIPTION OF WORK & INTENDED USE: Install ADA bathroom, Move walls Drywall as needed.

✓ 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 Remodel only

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 [Signature] Date 1-28-2003

Department Approval [Signature] Date 1/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/28/03</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)