

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

BLDG PERMIT NO.
FILE # <u>5PR-2003-216</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2155 Broadway
SUBDIVISION Fire Station No. 5 Simple
FILING _____ BLK _____ LOT _____
OWNER City of Grand Junction
ADDRESS 250 North 5th Street
TELEPHONE 970-256-4004
APPLICANT City of Grand Junction
ADDRESS 250 North 5th Street
TELEPHONE 970-256-4004

TAX SCHEDULE NO. 2947-231-17-951
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 150,000
ESTIMATED REMODELING COST \$ 10,000
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS Exercise Room
DESCRIPTION OF WORK & INTENDED USE: Install Exercise mat and paint trim and install telephone and data systems to connect to new fire station

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 CSR SPECIAL CONDITIONS: Interior remodel as per file
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 Mike Curtis for City of Grand Junction Date 11/24/2003
Department Approval Kathleen Portman Date 11/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16761</u>
Utility Accounting	<u>Clara Mae G</u>		Date

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)