

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

2

BLDG PERMIT NO. <u>91853</u>
FILE #

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 715 Horizon, Suite 200 TAX SCHEDULE NO. 2701-363-00-121

SUBDIVISION _____ CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 1,083,070

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 70,000

OWNER Stuart Sidney / Wakeful Property Management NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS PO Box 2206 USE OF ALL EXISTING BLDGS office/retail

TELEPHONE 245-6411 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Rebecca Stolby mo Add 2 bathrooms, 10 sinks/counters

ADDRESS 308 Bookcliff Ct, Grand Junction Enclose medical record room

TELEPHONE 972 257-1727 CO81501 add 3 counters (3 walls)

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: parking use will increase but there is evnng available on site.

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 Rebecca S Stolby Date 10/21/03

Department Approval Cheryl Gibson Date 10/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Overholt</u>		Date <u>10/22/03</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)