

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

BLDG PERMIT NO. <u>87712</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 <u>2836 2830 North Ave</u> SUBDIVISION <u>EAST GATE SHOPPING CENTER</u> FILING _____ BLK _____ LOT _____ OWNER <u>STAR TEK</u> ADDRESS <u>2830 North Ave</u> TELEPHONE <u>263-7669 Scott</u> APPLICANT <u>McGLEESON INC</u> ADDRESS <u>523 FLORENCE RD</u> TELEPHONE <u>242 8035</u>	TAX SCHEDULE NO. <u>2943-073-17-001</u> CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>2,939,900.00</u> ESTIMATED REMODELING COST \$ <u>4500.00</u> NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION USE OF ALL EXISTING BLDGS <u>TEL Marketing</u> DESCRIPTION OF WORK & INTENDED USE: <u>OFFICE SPACE</u>
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✓ 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 <u>C-1</u> PARKING REQUIREMENT: <u>N/A</u> LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	SPECIAL CONDITIONS: <u>No more room for improvements on property.</u> CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
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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 Alan Munk Date _____

Department Approval C. Jay Gibson Date 1/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>1/8/03</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)