

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

BLDG PERMIT NO.
FILE #

2

PLANNING CLEARANCE

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

5507-3448

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 721 N. 12th St.

TAX SCHEDULE NO. 2945-141-19-009

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 131,010

FILING _____ BLK 44 LOT 17

ESTIMATED REMODELING COST \$ 9500

OWNER Earl Dean Smith Family Trust

NO. OF DWELLING UNITS: BEFORE 3 AFTER 3
CONSTRUCTION

ADDRESS P.O. Box 6146 Parachute Co. 81636
 Leasing agent Ed Hrkanson 243-2677
 TELEPHONE 260-2677

USE OF ALL EXISTING BLDGS _____

APPLICANT The Healthy Pantry LLC

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 721 N. 12th St.

Install new center for health food store

TELEPHONE 255-7471

✓ 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: _____

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

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 Bunny Hughes Pres.

Date 3/23/04

Department Approval C. Faye Hall

Date 3/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O <u>interior cooler</u>
Utility Accounting <u>D. Kanover</u>			Date <u>3-23-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

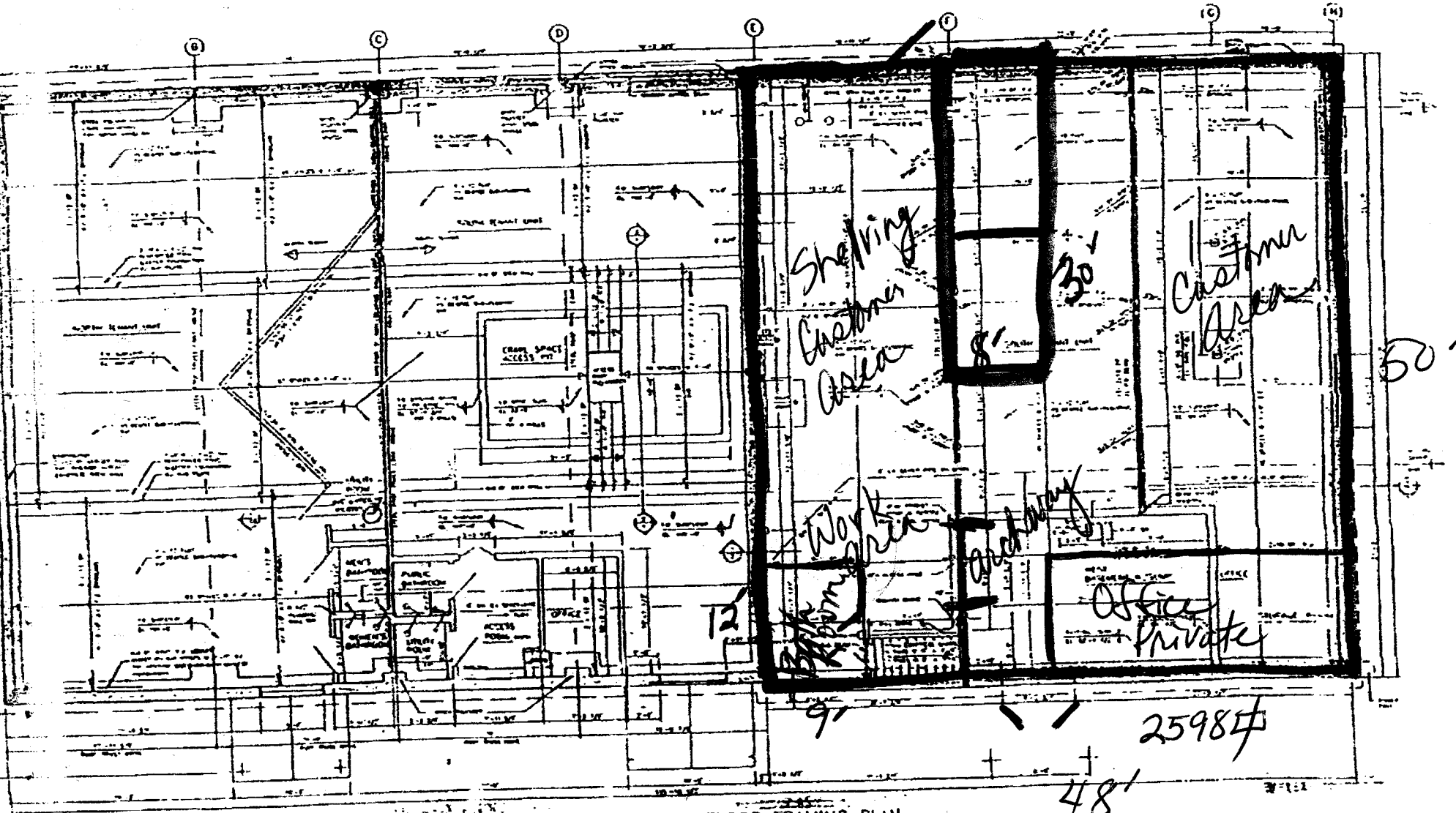
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3/23/04
ACCEPTED *C. Geyer Hall*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.
743 N. 12th

EXHIBIT "A"

737 N. 12th

721 N. 12th



FOUNDATION & MAIN FLOOR FRAMING PLAN