

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>N/A</u>

PLANNING CLEARANCE

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

6-78

79414-3636

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 475 28 1/2 Rd

TAX SCHEDULE NO. 2943-182-00-087

SUBDIVISION N/A

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 685,070

FILING - BLK - LOT -

ESTIMATED REMODELING COST \$ # 145,000⁶⁰

OWNER Roger King

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 747 Wilson Drive

USE OF ALL EXISTING BLDGS laundry, storage, retail

TELEPHONE 970-261-1774

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT KEYSTONE Custom Bldgs.

interior only - laundry &

ADDRESS P.O. Box 1807

storage only with approx.

TELEPHONE 1-970-243-9428

12 employees

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 I-1

SPECIAL CONDITIONS: No change in use -

PARKING REQUIREMENT: No Change

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

CENSUS TRACT ___ TRAFFIC ZONE N/A 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 Ron Edwards

Date 1/7/04

Department Approval Ronnie Edwards APA

Date 1-8-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/> *	W/O No.
Utility Accounting <u>[Signature]</u>	* SEE ATTACHED LTR		Date <u>1/9/04</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)

From: Dan Tonello
To: Guillory, Bret; Hall, Faye; Lee, Bob
Date: 1/5/04 11:18AM
Subject: Omni Hospital Services

Based on the information submitted to this office, Omni Hospital Services to be located at 475 28.5 Road, will not be required to install a grease interceptor.

If additional information is needed, please contact me at 256-4164.