

DATE SUBMITTED 12/93

BUILDING PERMIT NO. 472881

FEE \$ PAID

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 514 28 Road
SUBDIVISION Berguin Minor Subdivision
FILING _____ BLK _____ LOT 1
TAX SCHEDULE NO. 2993-073-00-104
OWNER Thunderbird Enterprizes, LLC
ADDRESS 371 McFarland Court
TELEPHONE 241-3483

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,372 GSF
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF FAMILY UNITS N/A
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
USE OF EXISTING BLDGS N/A
DESCRIPTION OF WORK AND INTENDED USE:
Dental Clinic

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C1
SETBACKS: ~~From XXXXXXXXX from property line~~
5 from center of ROW, whichever is greater
5 from center ROW (Bunting)
Side 0 from property line
Rear 0 from property line

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT _____ TRAFFIC ZONE _____
Parking Req'mt 4 spaces
File Number #62-93(2)

Maximum Height 40 Feet
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd PARA 4-2-12,D

Special Conditions: A Revokable Permit for Landscaping in the R.O.W. is Required prior to issuance of C.O.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]
Date Approved 1-4-94 Date 1-4-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department)