

FEE \$ 500

SP. 6

BLDG PERMIT NO. 53442

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department



1-1990-03-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2692 Hwy 50

TAX SCHEDULE NO. 2945-261-29-002

SUBDIVISION Mesa Plaza

SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 3 BLK B LOT 2

SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Kansas City Life

NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS o/o Waterfall Property

NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 245-6411

USE OF ALL EXISTING BLDGS —

(2) APPLICANT Agape' Const.

DESCRIPTION OF WORK & INTENDED USE: Dental office interior remodel

(2) ADDRESS 185 Canyon Ln

(2) TELEPHONE 241-2063

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 PB

Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or Parking Req'mt —
— from center of ROW, whichever is greater

Side — from PL Rear — from PL

Special Conditions: interior work - (one dentist office) only

Maximum Height —

Maximum coverage of lot by structures —

CENSUS TRACT 13 TRAFFIC ZONE 80

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 G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which 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 [Signature]

Date Aug 28/95

Department Approval [Signature]

Date 8/28/95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A *no change in employees*

Utility Accounting Millie Fowler

Date 8-28-95

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

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

