

FEE \$ 500

BLDG PERMIT NO. 51324

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1000 Wellington TAX SCHEDULE NO. 2945-111-20-007
 SUBDIVISION Little Bookcliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S)
 (1) OWNER Western Rockies Eye Care NO. OF DWELLING UNITS
 BEFORE: AFTER: CONSTRUCTION
 (1) ADDRESS 1000 Wellington NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: CONSTRUCTION
 (2) APPLICANT Fritz Metcalf USE OF ALL EXISTING BLDGS medical
 (2) ADDRESS 1000 Wellington DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 243-9000 adding two exterior doors

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 Landscaping / Screening Required: YES NO
 SETBACKS: Front from Property Line (PL) or Parking Reqmt
 from center of ROW, whichever is greater
 Side from PL Rear from PL Special Conditions: Interior Remodel Only
 Maximum Height
 Maximum coverage of lot by structures CENSUS TRACT TRAFFIC ZONE

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 Fritz Metcalf Date 3-3-95
 Department Approval Gonnie Edwards Date 3-3-95

Additional water and/or sewer tap fee(s) are required: YES NO ✓ W/O No. 3017-0105-01-6
 Utility Accounting C. Richardson Date 3-3-95

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)