

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

BLDG PERMIT NO. <u>1052810</u>
FILE #

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 <u>2323 N. 7th ST.</u>	TAX SCHEDULE NO. <u>2945-111-00-107</u>
SUBDIVISION <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>1850</u>
(1) OWNER <u>WESTERN COLO PEDIATRICS</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>2323 N. 7th ST</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>243-KIDS</u>	USE OF ALL EXISTING BLDGS <u>DOCTOR'S OFFICES</u>
(2) APPLICANT <u>KEYSTONE Custom Bldrs</u>	DESCRIPTION OF WORK & INTENDED USE: <u>INTERIOR</u> <u>Remodel - USE REMAINS THE SAME</u> <u>Dr. office</u>
(2) ADDRESS <u>P.O. Box 1807</u>	
(2) TELEPHONE <u>243-9428</u>	

✓ 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 <u>B-1</u>	Landscaping / Screening Required: YES <u>—</u> NO <u>—</u>
SETBACKS: Front <u>—</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>—</u> from PL Rear <u>—</u> from PL	Special Conditions: <u>Interior Remodel</u> <u>No Change in Use</u>
Maximum Height <u>—</u>	Genus Tract <u>4</u> Traffic Zone <u>216</u> Annx # <u>—</u>
Maximum coverage of lot by structures <u>—</u>	

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 <u>Gregory R. DeLhurst</u>	Date <u>5/19/98</u>
Department Approval <u>Lucrezia Costello</u>	Date <u>5-19-98</u>
Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>X</u> W/O No. <u>—</u>	
Utility Accounting <u>Jaqueline Hope</u>	Date <u>5/19/98</u>

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

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