

Planning \$ <u>pd w/ SPR</u>	Drainage \$ 1,734.00 \$1,734.00
TCP \$ <u>1207.20</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>03957</u>
FILE # <u>SPR-1998-029</u>

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>2805 Bunting Ave</u>	TAX SCHEDULE NO. <u>2943-073-31-002</u>
SUBDIVISION <u>Berguin Minor Sub</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3013</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Mike Henderson, Jim Pierce</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>2232 N. 7th St.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>970/241-5151</u>	USE OF ALL EXISTING BLDGS <u>Dental Lab + Office</u>
(2) APPLICANT <u>Chris McCallum/TPI</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>570 S. Commercial Dr ^{Westgate}</u>	<u>Construct Building, parking + landscaping</u>
(2) TELEPHONE <u>970/243-4642</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>C-1</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: Front _____ from Property Line (PL) or <u>25</u> from center of ROW, whichever is greater	Parking Req'mt <u>11 spaces</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>All improvements in prior to C.O. or DEA required</u>
Maximum Height _____	Census Tract _____ Traffic Zone _____ Annx # _____
Maximum coverage of lot by structures _____	

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.

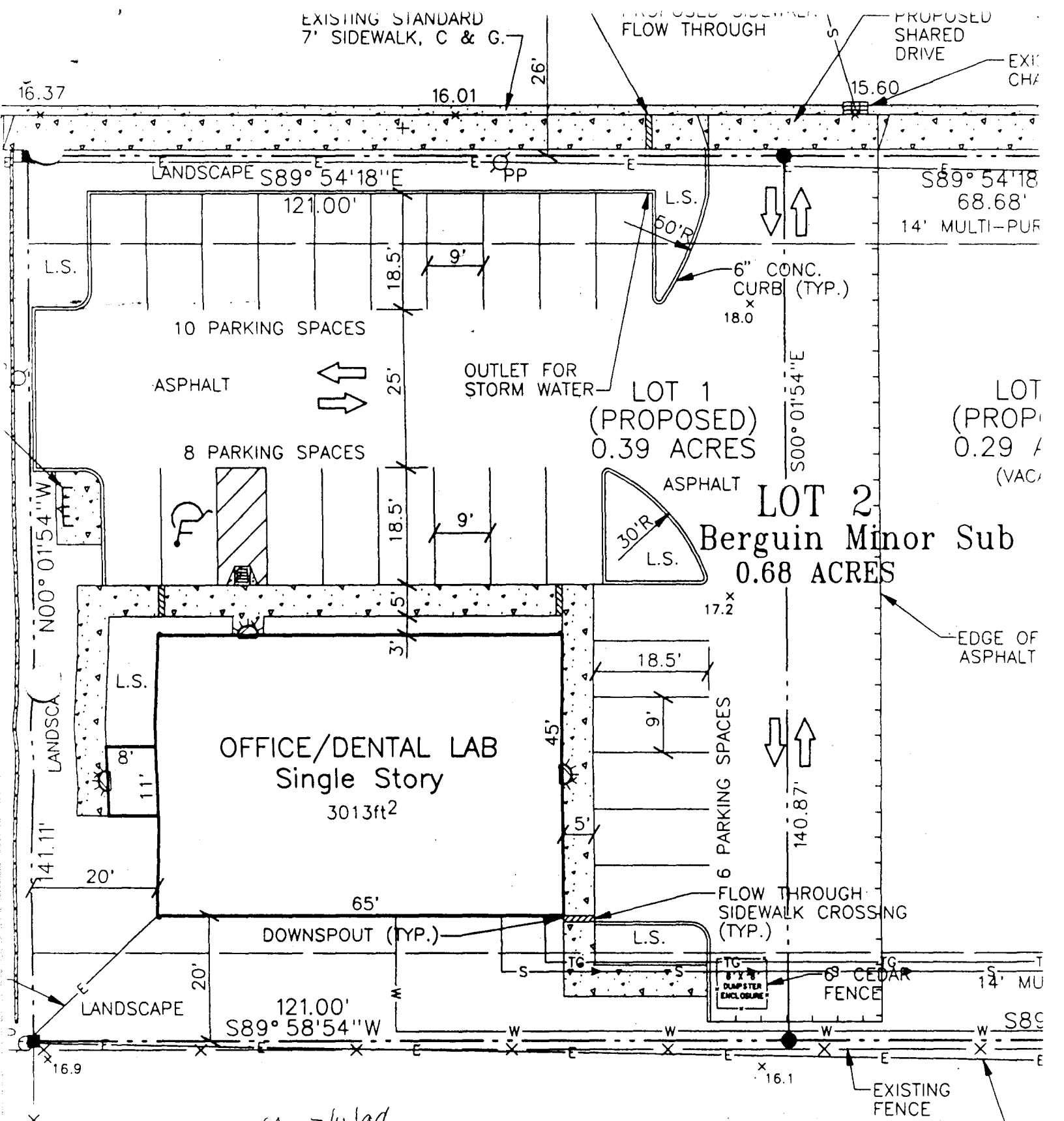
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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>Chris McCallum</u>	Date <u>1-27-98</u>
Department Approval <u>Kirsten K. Anderson</u>	Date <u>3/11/98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>11066</u>	
Utility Accounting <u>[Signature]</u>	Date <u>3/13/98</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)



ACCEPTED *KCA 3/11/98*
 ANY OTHER PROVISIONS SHALL BE
 CONSIDERED VOID UNLESS TRAINING
 DEPT. OF PUBLIC WORKS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Norwest Bank
 Zoned C-1