

Planning \$ <u>5</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>73014</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

BUILDING ADDRESS 313 N. 7th St

SUBDIVISION ~~24th St~~ City

FILING — BLK 83 LOT 17, 18
George Wheeler Act

OWNER Marisa Associates

ADDRESS 3045 Teller Ave

TELEPHONE 970-245-1712

APPLICANT Thomas A Foote

ADDRESS 313 N. 7th St

TELEPHONE 970-242-0808

TAX SCHEDULE NO. 2945-144-06-003

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

SQ. FT OF EXISTING BLDG(S) 1750

NO. OF DWELLING UNITS: BEFORE 2 AFTER 3

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE — AFTER —

CONSTRUCTION

USE OF ALL EXISTING BLDGS Chiropractic offices

DESCRIPTION OF WORK & INTENDED USE: Removal of partition between two therapy rooms to make a larger room

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 B3

SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater

SIDE: — from PL REAR: — from PL

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —

PARKING REQUIREMENT: —

SPECIAL CONDITIONS: Interior remodel only

CENSUS TRACT — TRAFFIC ZONE — ANNEX —

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 Grand Junction 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).

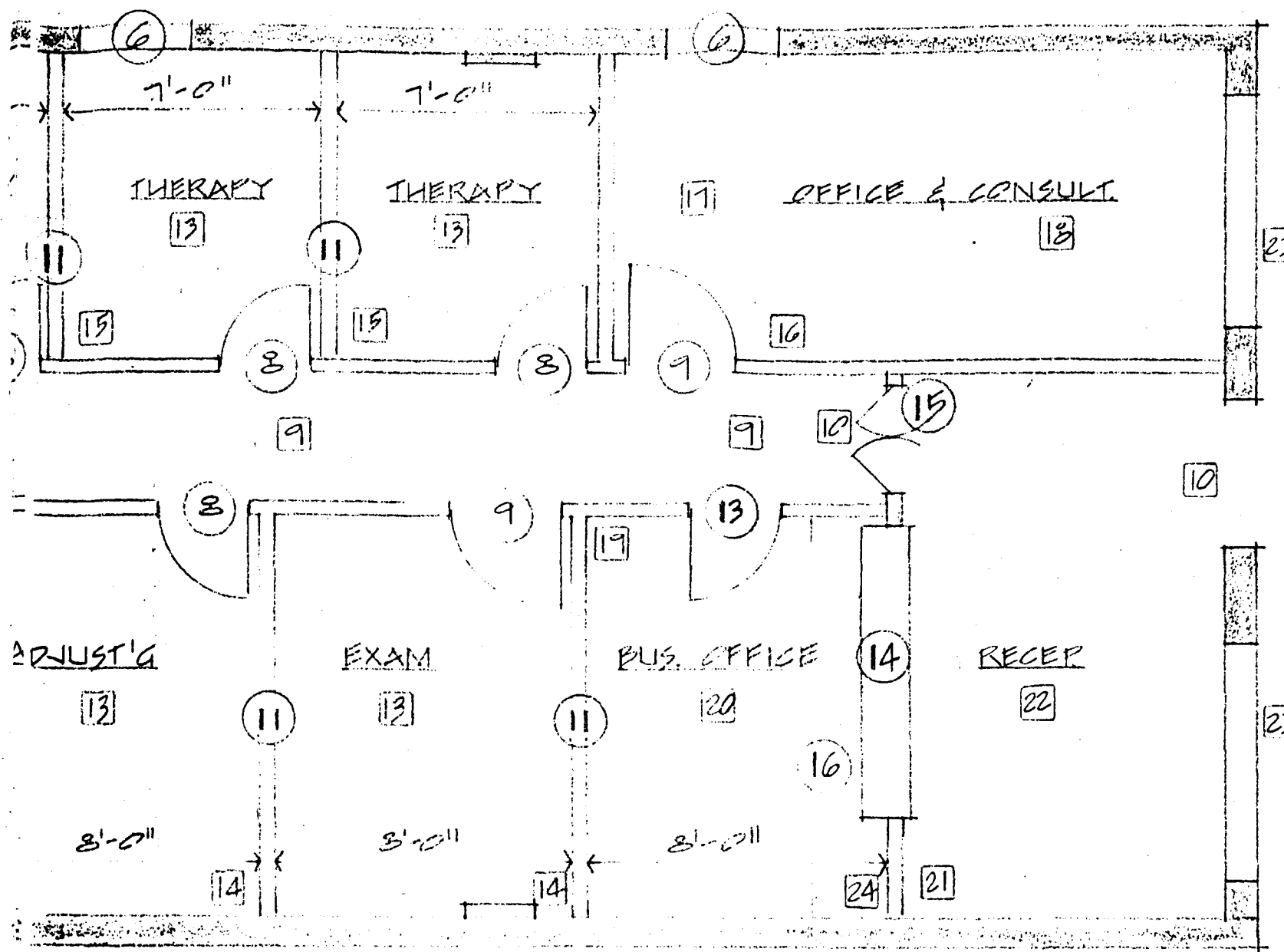
Applicant's Signature Thomas A Foote Date 11-16-99

Department Approval L. Gerstenberger Date 11-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NIC CHANGE IN USE</u>
Utility Accounting <u>T. Bousley</u>	Date <u>11/22/99</u>		

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

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



Remove partition
between two
therapy rooms
to make a large
room.

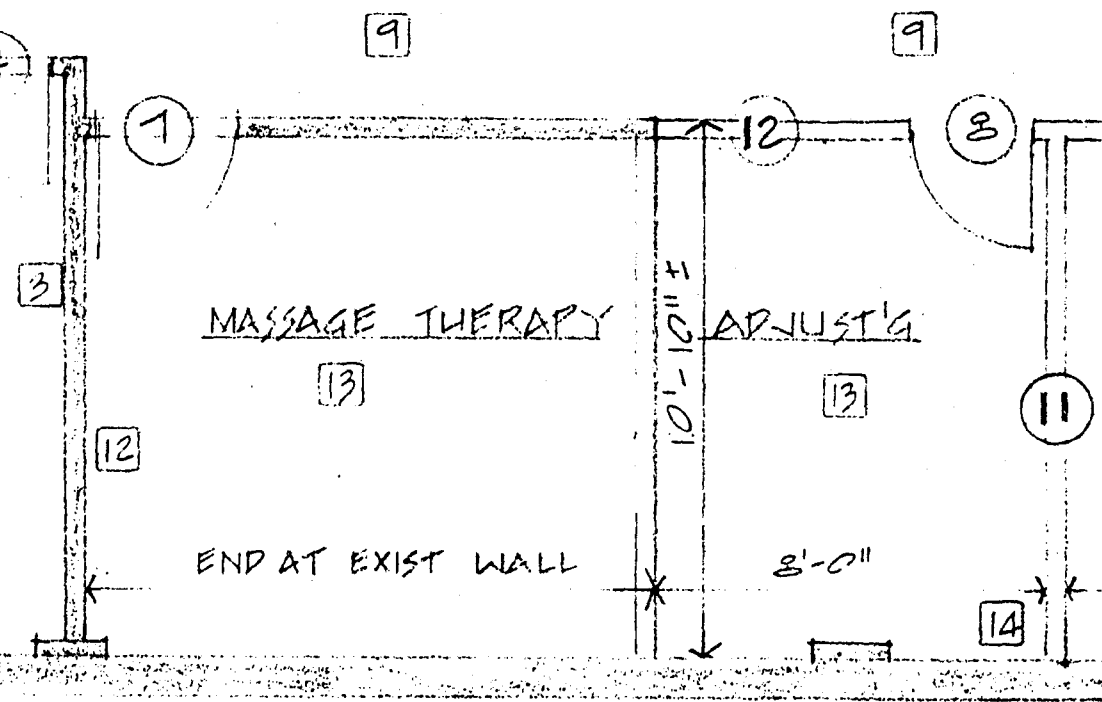
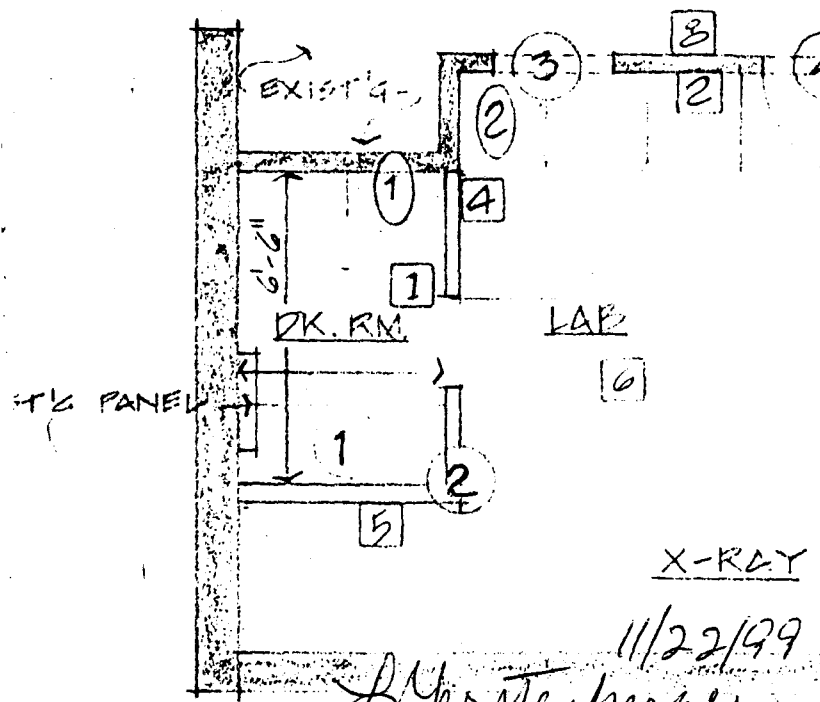
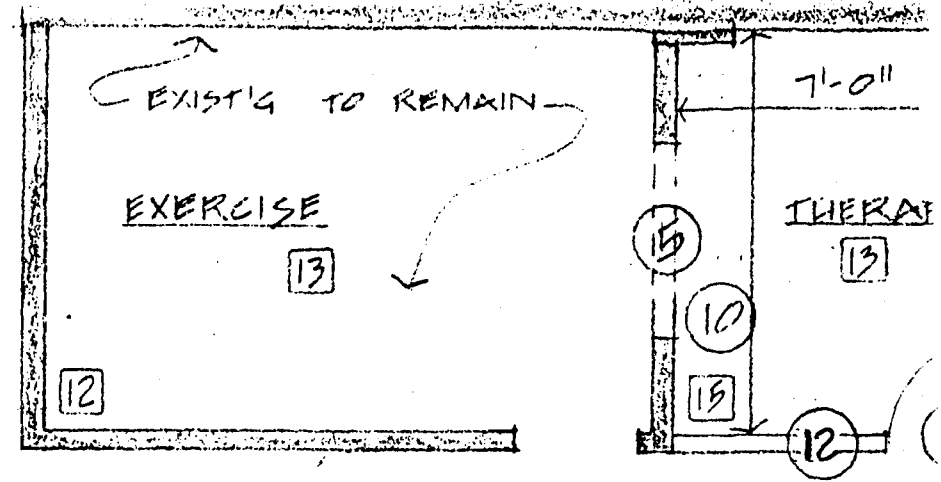
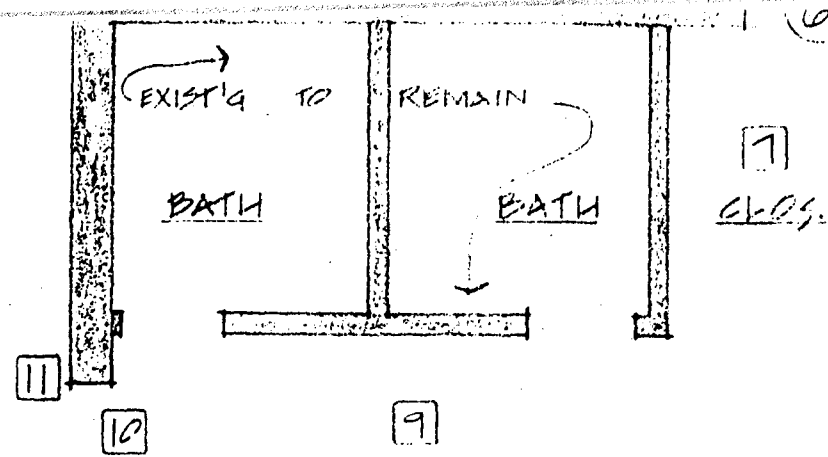
Reposition
electrical outlet
to outside wall.

CHIROPRACTIC HEALTH CENTER

SCALE 1/4" = 1'-0"

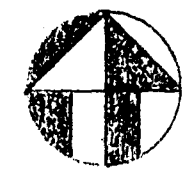
313 North Seventh Street

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ACCEPTED
 11/22/99
 Gerstenberger
 ENGINEER AND ARCHITECT
 LICENSE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

PROPOSED OFFICES - APPLIE



- ELEC
- PLUMB'G
- CONST'N