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|-----------------|--------------------|
| Planning \$5.00 | Drainage \$ - |
| TCP \$ - | School Impact \$ - |

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| BLDG PERMIT NO. <u>08895</u> |
| FILE # <u>FFP-1997-126</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

16840-22451

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 2490 F Rd., #2

TAX SCHEDULE NO. 2945-044-05-006

SUBDIVISION N/a

SQ. FT OF PROPOSED BLDG(S) Tenant finish ADDITION 2000

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) 2000

OWNER Dr. Alan Wixom

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 2028 Roosevelt Ct.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE 242-8432

USE OF ALL EXISTING BLDGS Commercial

APPLICANT Jim West - Builder, Inc.

DESCRIPTION OF WORK & INTENDED USE: Tenant finish

ADDRESS 759 Horizon Dr., Ste. E

for a dental office

TELEPHONE 242-4310

✓ *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 PC

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SETBACKS: FRONT: N/A from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: 4 spaces / original site plan addressed required parking
SPECIAL CONDITIONS: NONE

MAXIMUM HEIGHT N/A building already constructed.

MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 9 TRAFFIC ZONE 4 ANNEX 267? 218?

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 James West

Date 3/31/99

Department Approval Lou V. Bowen

Date 3/31/99

| | | | |
|--------------------------------------------------------|-----|----------------------------------------|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>No - kg use</u> |
| Utility Accounting <u>Patricia L. Kenevel</u> | | | Date <u>3-31-99</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)