

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

BLDG PERMIT NO.
FILE # <u>69848</u>

### 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 555 North Avenue  
 SUBDIVISION City of GJ Suite 5  
 FILING      BLK 7 LOT 13-16  
 OWNER Kari Hoff  
 ADDRESS       
 TELEPHONE       
 APPLICANT Kari Hoff  
 ADDRESS 4 Chablis Ct. GJ. 81503  
 TELEPHONE 245-2812/241-6885

TAX SCHEDULE NO. 2945-142-05-008  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 SQ. FT. OF EXISTING BLDG(S) N/A  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Offices  
 DESCRIPTION OF WORK & INTENDED USE: interior  
remodel - Dental Hygiene  
business

✓ 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 C-1  
 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: int. Rem. NCI4  
 CENSUS TRACT 3 TRAFFIC ZONE 35 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 Kari Hoff Date 5-3-99  
 Department Approval Ante Costello No site plan req'd. Date 5-3-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No: <u>    </u>
Utility Accounting	<u>Debi Overholt</u>		Date <u>5/3/99</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)