

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>72731</u>
FILE #

(2)

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 <u>900 North Ave</u>	TAX SCHEDULE NO. <u>2945-1141-19-012</u>
SUBDIVISION <u>ROSE PARK SUB.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>225</u>
FILING <u>—</u> BLK <u>4</u> LOT <u>2 of lot 12</u>	SQ. FT. OF EXISTING BLDG(S) <u>930</u>
OWNER <u>CRAIG DROSKIN</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>900 NORTH AVE</u>	CONSTRUCTION
TELEPHONE <u>242-2433</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>C. C. M. ENTERPRISES INC</u>	CONSTRUCTION
ADDRESS <u>544 So. MESSICATE DR</u>	USE OF ALL EXISTING BLDGS <u>DENTAL CLINIC</u>
TELEPHONE <u>248-0025</u>	DESCRIPTION OF WORK & INTENDED USE: <u>ADD 225 SQ. FT. FOR ADD'L DENTAL CHAIR & STORAGE SPACE.</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 <u>18</u> NO <u>—</u>
SETBACKS: FRONT: <u>55'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>4 sp.</u>
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	SPECIAL CONDITIONS: <u>No increase in employees one dentist</u>
MAXIMUM HEIGHT <u>40'</u>	CENSUS TRACT <u>5</u> TRAFFIC ZONE <u>33</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 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 <u>[Signature]</u>	Date <u>11-4-99</u>
Department Approval <u>See attached</u>	Date <u>—</u>

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No.
Utility Accounting <u>T. Bensley</u> Date <u>11/4/99</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)

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>72731</u>
FILE # <u>—</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 900 North Ave.
 SUBDIVISION Rose Park Sub.
 FILING — BLK 4 LOT 1/2 of lot 12

TAX SCHEDULE NO. 2945-114-19-012
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 225
 SQ. FT. OF EXISTING BLDG(S) 930

OWNER Craig Droskin
 ADDRESS 900 N. AVE.
 TELEPHONE 242-2433

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS DENTAL CLINIC

APPLICANT G. C. M. ENTERPRISES INC.
 ADDRESS 573 S. COMMERCIAL DR.
 TELEPHONE 248-0025

DESCRIPTION OF WORK & INTENDED USE: ADD 225^{sq.}
FOR ADDITIONAL DENTAL CHAIR
AND STORAGE SPACE.

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: 55' from Property Line (PL) or
— from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: 4 sp.
 SPECIAL CONDITIONS: no increase in employees -
one dentist
 CENSUS TRACT 5 TRAFFIC ZONE 33 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 [Signature] Date 3-9-99
 Department Approval Ronnie Edwards M.P. Date 3-9-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/9/99</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)

PROPOSED
REVISIONS TO THE PROPOSED
REVISIONS TO THE PROPOSED
LOCATE AND IDENTIFY
EXISTING AND PROPOSED
PROPERTY LINES.

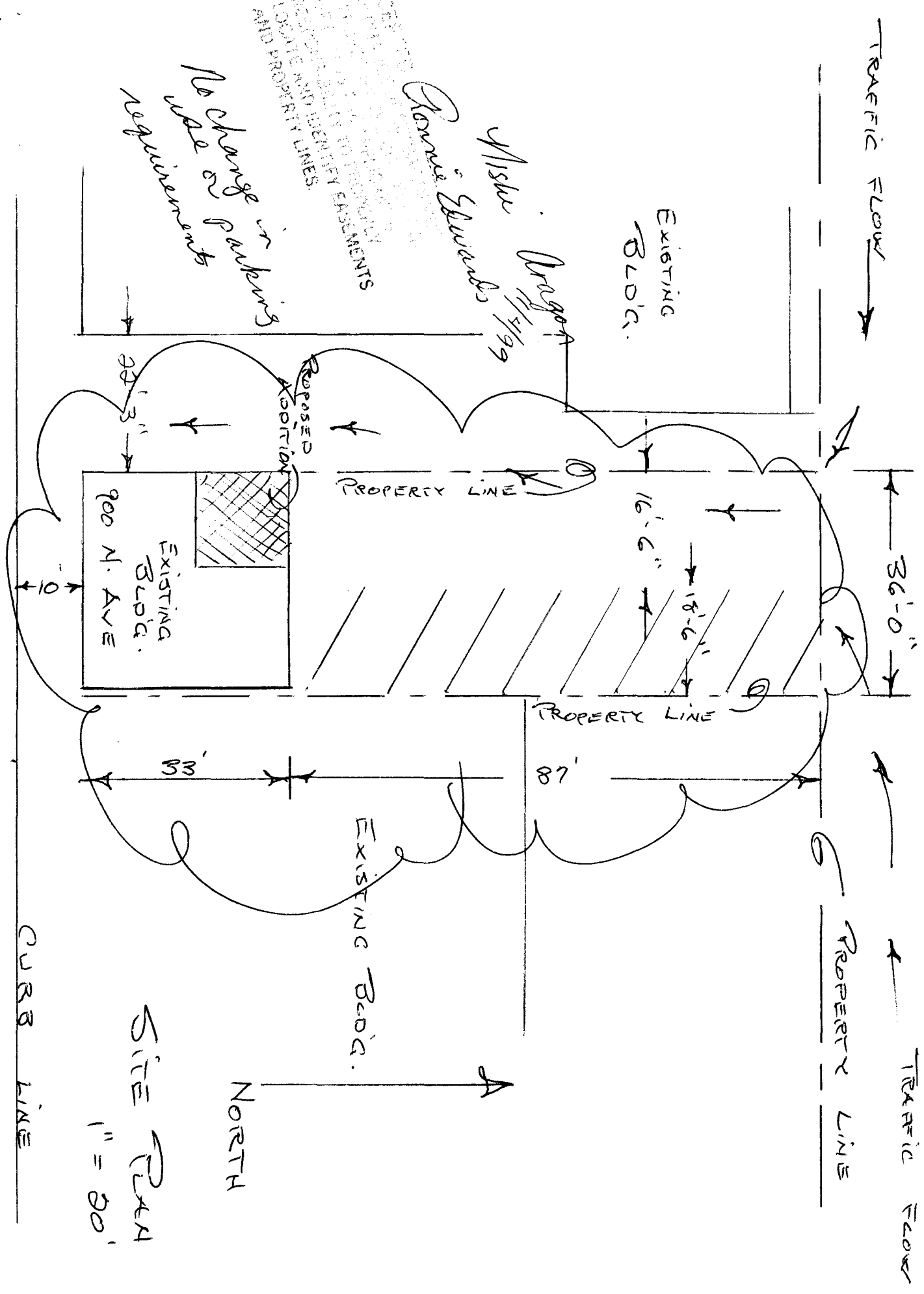
James Shields
Missile
August 11/99

No change in parking
requirements

EXISTING
BLD'G.

TRAFFIC FLOW

TRAFFIC FLOW



NORTH AVE R.O.W.

SITE PLAN
1" = 50'

NORTH

CURB LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPOSED
ADDITION

EXISTING
BLD'G.
900 N. AVE

EXISTING BLD'G.

33'-3"

85'

87'

36'-0"

18'-6"

16'-6"