

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0 per Rick Dorris</u>
TCP \$ <u>—</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>73641</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 <u>306 GLENWOOD AVE</u>	TAX SCHEDULE NO. <u>2945-113-16-003</u>
SUBDIVISION <u>SHEPWOOD ADDITION</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>496</u>
FILING <u>1</u> BLK <u>12</u> LOT <u>W 70' OF 3</u>	SQ. FT. OF EXISTING BLDG(S) <u>1392</u>
OWNER <u>RON VINCENT</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS <u>306 GLENWOOD AVE</u>	CONSTRUCTION
TELEPHONE _____	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>CASTLE ROCK CONST</u>	CONSTRUCTION
ADDRESS <u>BOX 1533</u>	USE OF ALL EXISTING BLDGS <u>DENTAL OFFICE</u>
TELEPHONE <u>464-0188</u>	DESCRIPTION OF WORK & INTENDED USE: <u>BUILDING</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>B-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or <u>40'</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Same</u>
SIDE: <u>0/10'</u> from PL REAR: <u>0/10'</u> from PL	SPECIAL CONDITIONS: <u>replace any removed landscaping.</u>
MAXIMUM HEIGHT <u>40'</u>	CENSUS TRACT <u>4</u> TRAFFIC ZONE <u>34</u> ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>60%</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.

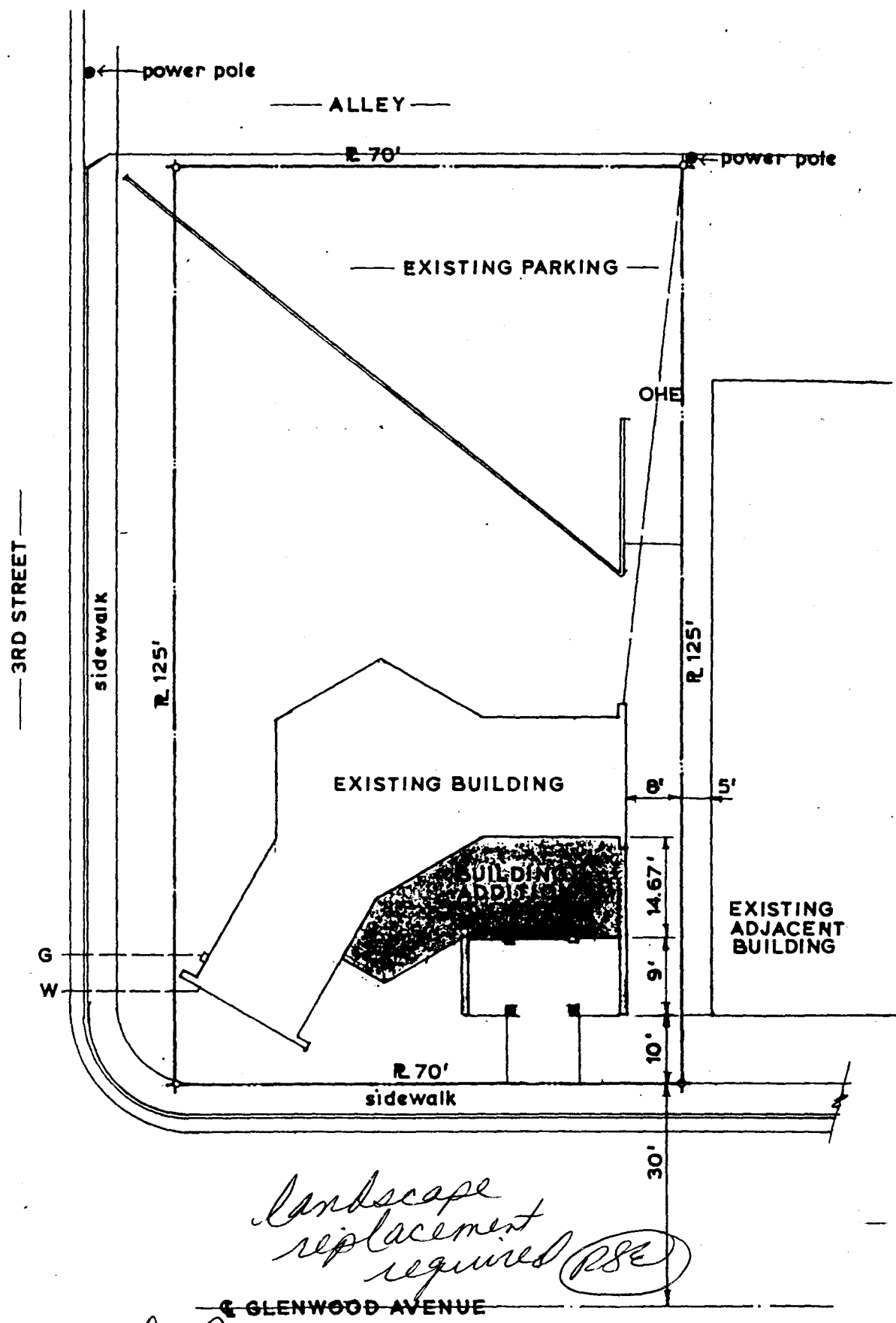
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Robert Helot</u>	Date <u>1-19-00</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>1-19-00</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>NO chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/19/00</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)

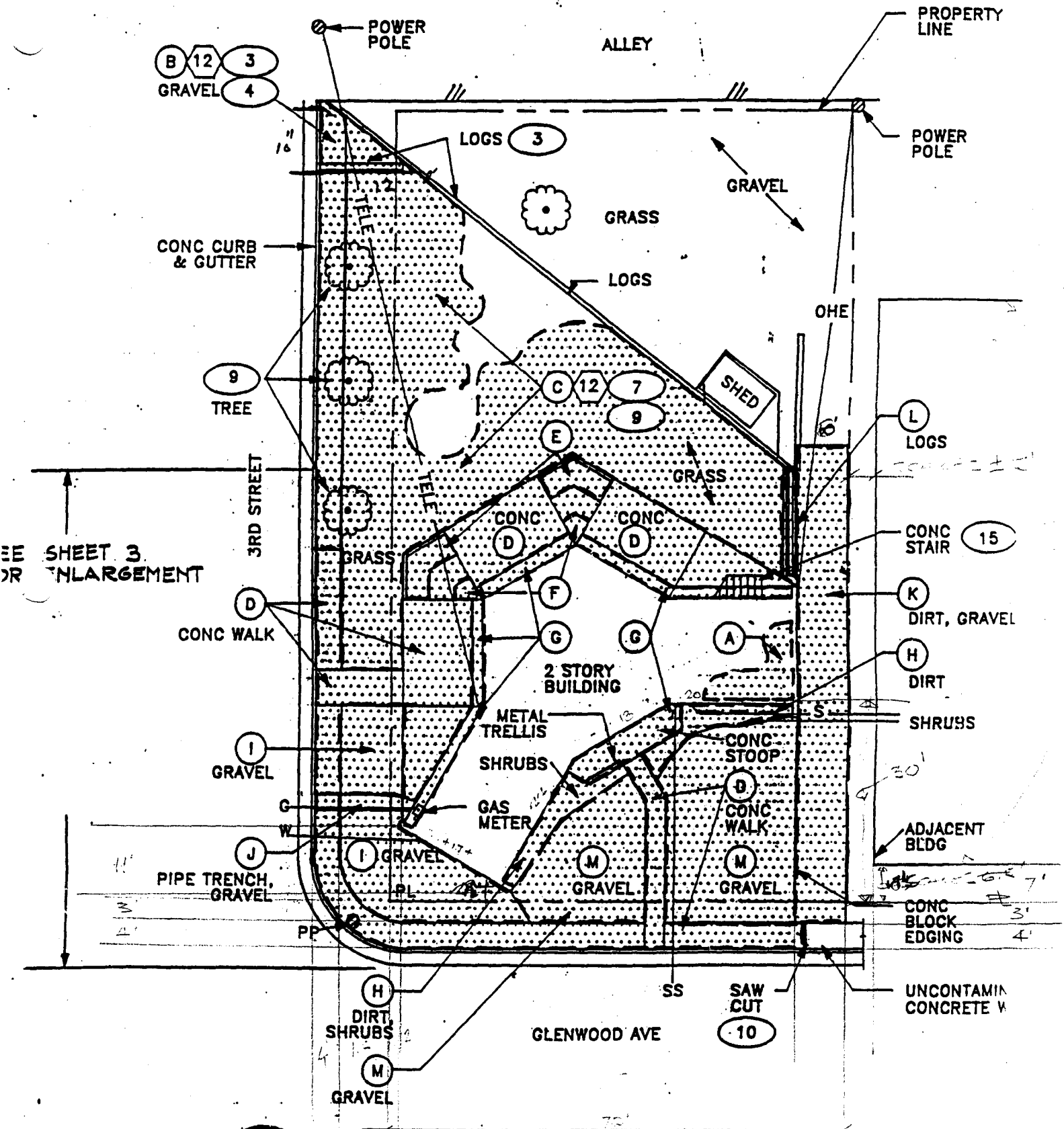


*landscape replacement required (PSE)*

306 Glenwood Ave

SITE PLAN 1" = 20'-0"





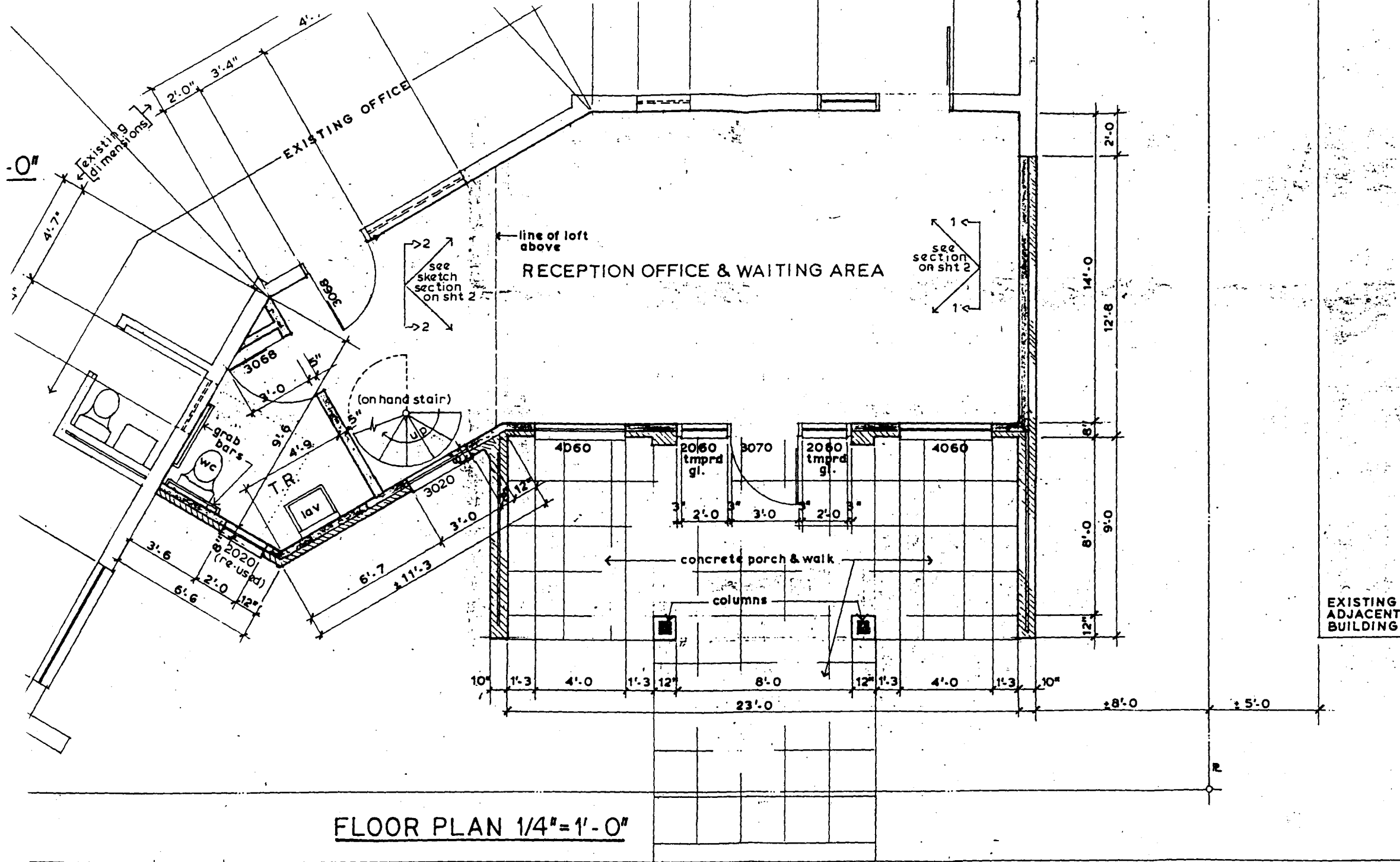
SEE SHEET 3  
FOR ENLARGEMENT

1  
2

# SITE PLAN

SCALE IN FEET





FLOOR PLAN 1/4" = 1'-0"