

Planning \$	Drainage \$ ϕ
TCP \$ ϕ	School Impact \$ ϕ

BLDG PERMIT NO. 77047
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

perm # 9031

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2521 W. Pinyon Ave TAX SCHEDULE NO. 2945-102-41-002
 SUBDIVISION Equine Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK MS-2000-07 LOT 2 SQ. FT OF EXISTING BLDG(S) 1,944
 OWNER Dr. James Tarr NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 3456 D-Road CONSTRUCTION _____
 TELEPHONE 434-6824 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 APPLICANT Nick A. Lobato USE OF ALL EXISTING BLDGS _____
 ADDRESS 2489 South Broadway DESCRIPTION OF WORK & INTENDED USE: Remodel
 TELEPHONE 256-0633-250-8926 an old vet clinic into a
Dentist office.
 ✓ 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-2 LANDSCAPING/SCREENING REQUIRED: YES NO _____
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: 6 with one being handicap space
 SPECIAL CONDITIONS: _____
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ 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 Nick A. Lobato Date 9-20-00
 Department Approval But Lew Date 9/19/00

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>KFCR Perm # 9031</u> <u>JK/KH</u>	Date <u>10/19/00</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)