

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

②

BLDG PERMIT NO.
FILE #

**PLANNING CLEARANCE**  
 (multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1114 N 1st St #102

TAX SCHEDULE NO. 2945-113-24-005

SUBDIVISION Sherwood Plaza

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 799,120.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ 30,000.00

OWNER SHERWOOD PARK PLAZA LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 1114 N. 1st St.

USE OF ALL EXISTING BLDGS Professional Offices

TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: TRAVANT

APPLICANT Carmack Construction

FINISH DENTIST OFFICE

ADDRESS 3287 C RD. PALISADES

1100 sq ft

TELEPHONE 433-0358

✓ 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 B-1

SPECIAL CONDITIONS: File called for 5000

PARKING REQUIREMENT: 5

split in office vs. retail  
no parking 1 per 200sq ft is ok.

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

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.

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 that 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 \_\_\_\_\_

Department Approval [Signature] City of Grand Junction  
per Pat Cecil

Date 3/31/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>interior finish</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/31/04</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)