

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

DG PERMIT NO.
FILE # <u>CUP-2004-187</u>

### PLANNING CLEARANCE

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

60018-3336 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2531 W. Pinyon Ave.</u>	TAX SCHEDULE NO. <u>2945-102-41-002</u>
SUBDIVISION <u>Equine Subdivision</u>	SQ. FT. OF EXISTING BLDG(S) <u>1980 SF</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER Dr. James Tarr  
 ADDRESS 2531 W. Pinyon Ave.  
 CITY/STATE/ZIP G.J. Co. 81505

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT Nancy Pollard  
 ADDRESS 412 Stoneridge Ct.  
 CITY/STATE/ZIP G.J. Co. 81503  
 TELEPHONE 260-4295 <sup>303</sup> <sub>7311</sub>

USE OF ALL EXISTING BLDG(S) Dental office  
 DESCRIPTION OF WORK & INTENDED USE: Additional Bathroom stall, walls removed - Estimated Cost under \$5000<sup>00</sup>

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  
MORNING & AFTERNOON ONLY NO MEALS PREPARED ON SITE

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>3rd lease agreement</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>to property to East.</u>
MAX. HEIGHT _____	<u>Drop off &amp; pickup area</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>Changing 8x4 ft to daycare</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 Nancy Pollard Date 7-29-04  
 Department Approval C. Jaye Hall Date 12/13/04

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

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)