

Planning \$Pdwl/App	Drainage <u>0</u>
TCP \$ <u>16,990</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2005-059</u>

To be paid prior
to C.O.

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 2733 CROSSROADS BLVD.
 SUBDIVISION CROSSROADS COLORADO WEST
 FILING 2 BLK 2 LOT 17

OWNER REDLANDS FINANCIAL GROUP LLC
 ADDRESS 249 COLUMBUS CANYON RD.
 CITY/STATE/ZIP GRAND JUNCTION, CO 81503

APPLICANT DR. MICHAEL GADEKEN
 ADDRESS 249 COLUMBUS CANYON RD.
 CITY/STATE/ZIP GRAND JUNCTION, CO 81503

TELEPHONE 243-7877

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

TAX SCHEDULE NO. 2701-362-34-017
 SQ. FT. OF EXISTING BLDG(S) -0-
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,263.5

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

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: _____
CONSTRUCTION OF NEW DENTAL BLDG

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>-</u> from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>24 req'd 40 provided</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR-1.00</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 Michael Gaden Date 3/9/2005
 Department Approval Santa Costello Date 5/19/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18172</u>
Utility Accounting <u>Michael Gaden</u>	Date <u>6/21/05</u>

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) -