

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

2

BLDG PERMIT NO.
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 1000 WELLINGTON AVE
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-111-20-007
 SQ. FT. OF EXISTING BLDG(S) 15,100 #
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 250 SF

OWNER WESTERN ROCKIES EYE CENTER
 ADDRESS 1000 WELLINGTON AVE
 CITY/STATE/ZIP GJ Co

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

APPLICANT PNCI CONSTRUCTION INC
 ADDRESS 553 25 1/2 RD.
 CITY/STATE/ZIP GJ Co 81505
 TELEPHONE 242-3548

USE OF ALL EXISTING BLDG(S) DOCTORS OFFICE
 DESCRIPTION OF WORK & INTENDED USE: ADDITION
VESTIBULE, REMOVE SEATING
AREA

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 _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>None</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 [Signature]
 Department Approval [Signature]

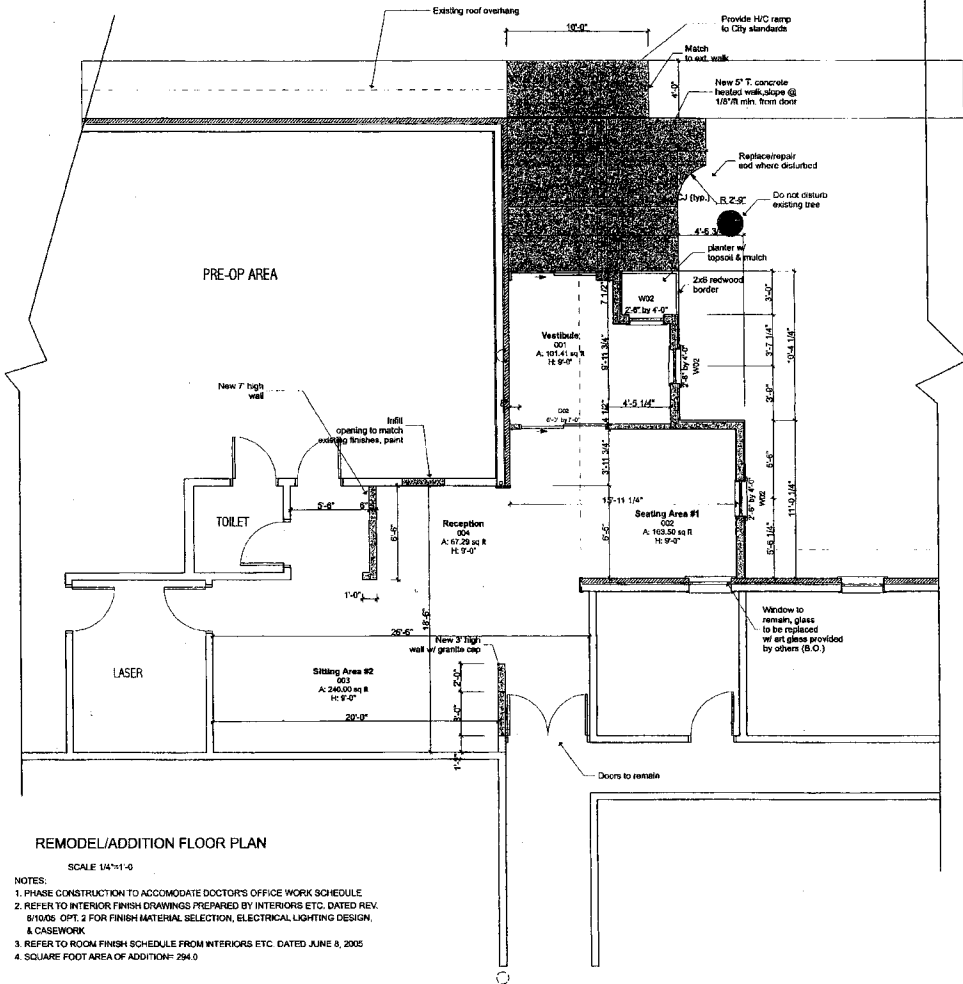
Date Aug 2, 2005
 Date 8-2-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>8/3/05</u>

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

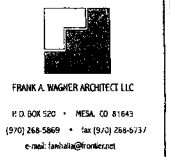
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Mike Magan* 8/3/05
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



REMODEL/ADDITION FLOOR PLAN
 SCALE 1/4"=1'-0"

- NOTES:
1. FINISH CONSTRUCTION TO ACCOMMODATE DOCTORS' OFFICE WORK SCHEDULE.
 2. REFER TO INTERIOR FINISH DRAWINGS PREPARED BY INTERIORS ETC. DATED REV. 6/10/05 OPT. 2 FOR FINISH MATERIAL SELECTION, ELECTRICAL LIGHTING DESIGN, & CASEWORK.
 3. REFER TO ROOM FINISH SCHEDULE FROM INTERIORS ETC. DATED JUNE 8, 2005
 4. SQUARE FOOT AREA OF ADDITION= 794.0



FRANK A. WAGNER ARCHITECT LLC
 P.O. BOX 520 • NELA, CO 81643
 (970) 268-5869 • Fax (970) 268-9737
 e-mail: frank@frankcwt.com

consultant
 shiraga

Revisions to the office of
 Western Rockies Eye Center
 Wellington Ave
 Grand Junction, CO.

This drawing is copyrighted.
 Unauthorized use or reproduction
 is prohibited by copyright laws.

DRAWN: FWM
 CHECKED: FD
 ISSUED: Tuesday, July 12, 2005
 REVISIONS:

FLOOR PLAN

A-1.1.1