

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

3090 54150

Building Address 700 Bedford Avenue Suite 150
 Parcel No. Grand Junction, CO 81501
2945-741-02-018
 Subdivision FMC Simple Subdivision
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name ~~David~~ Dr. Ryan Davis
 Address 3638 White Lily Ave
Palisade, CO 81526
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish

PAID
FEB 17 2009
RB

APPLICANT INFORMATION:

Name Caroline Campbell - Joe Architect
 Address 1422 Delgany Street, Suite 111
 City / State / Zip Denver CO 80202
 Telephone 720.946.3228

* FOR CHANGE OF USE:
 *Existing Use: 1/2 Vacant, 1/2 Business
 *Proposed Use: General Dental Office
 Estimated Remodeling Cost \$ #217,235.00
 Current Fair Market Value of Structure \$ #2,381,000

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Voting District <u>E</u>	Ingress / Egress Location Approval _____	Special Conditions: _____	
(Engineer's Initials)			

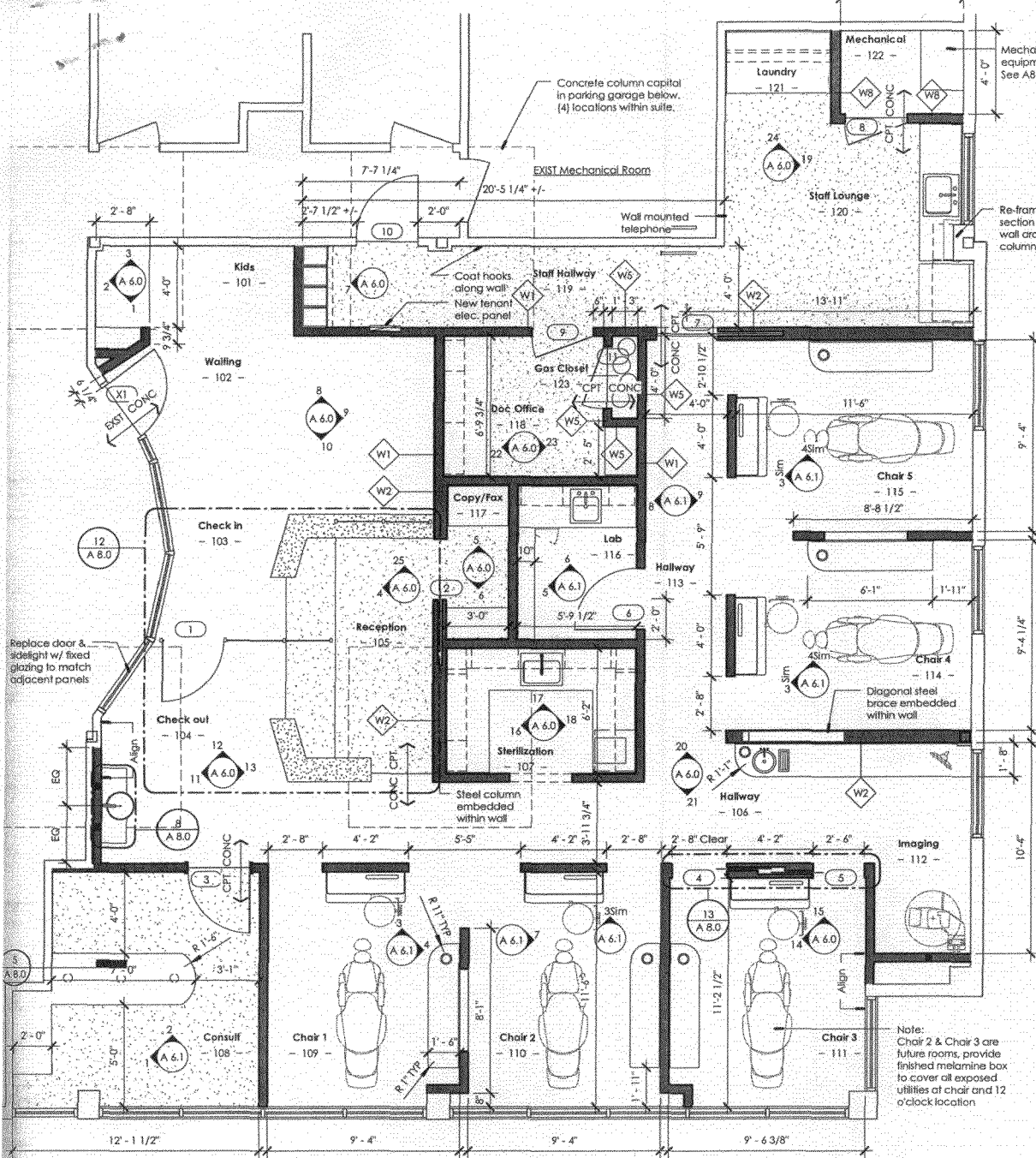
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature Caroline Campbell Date Feb 16, 2009
 Planning Approval A McKee Date 2/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No sewer / note</u>
Utility Accounting <u>Done</u>	Date <u>2/17/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

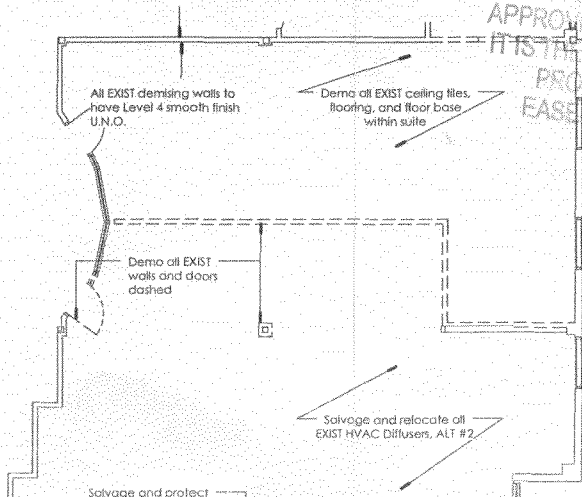


Floor Plan
1/4" = 1'-0"

Demolition Notes

1. ALTERNATE: All Demolished materials and assemblies to be recycled.
2. Protect ADJ surfaces from damage during demolition. Provide clean condition of surfaces to remain at extent of all demolition work.
3. Remove floor finishes and wall base throughout. U.N.O.; prepare subfloor as required to receive new finish/es
4. Remove all EXIST CLNG files and grid U.N.O.
5. ALTERNATE: EXIST light fixtures to be reused shall be salvaged and protected for reinstallation.
6. ALTERNATE: EXIST mechanical diffusers and return air grills shall be salvaged and protected for reinstallation.
7. ALTERNATE: EXIST emergency lighting and exit signs shall be salvaged and protected for reinstallation.
8. Remove, recycle and/or cap off electrical, HVAC and plumbing systems as required by demolition.
9. Arrange/provide secured storage for all reusable materials.
10. Assemblies identified for demolition are to be removed in their entirety.
11. All cabling above EXG-CLNG serving suite, shall be removed. Cabling may exist within fire

GC to confirm that all EXG demising walls go to deck and confirm sound batt insul. is located within all demising walls. Provide as necessary



ACCEPTED
ANY CHANGE APPROVED BY THE ARCHITECT SHALL BE THE ARCHITECT'S RESPONSIBILITY TO PROVIDE EASEMENTS AND PROTECT LINES.

REVISIONS		
#	Date	Description

DATE:	06 FEB 2009
PROJECT NO:	0850.0
DRAWN BY:	JCH / CC
ISSUED FOR:	Construction

Floor Plan & Ceiling Plan

JOEARCHITECT
1622 delgany street, suite 101
denver, colorado 80202
1 720.946.3228 1 720.946.3004
www.joearchitect.com

Ryan Davis Family Dentistry

700 Belford, Suite # 150
Grand Junction, CO 81501

From: Scott Williams
To: Bob Lee; Bret Guillory; mike.mossburg@co.mesa.co.us; Wendy Spurr
Date: 2/18/2009 11:17 AM
Subject: RE: Ryan Davis Family Dentistry

2/18/09

Based on information submitted to this office, Ryan Davis Family Dentistry, located at 700 Belford Avenue, Suite 150, will be required to install an ISO 11143 certified amalgam separator for use on the operatories in their facility. The facility has indicated they will install a Solmetex HG-5 amalgam filtration system.

Should you have comments or questions, please contact Industrial Pretreatment at (970) 256-4180.