

PCN-2011-589

8865-0 SS ✓  
1 EGU

Planning \$ <u>GR</u>	Drainage <u>85,373</u>
TCP \$ <u>\$49,075</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR 2008 173</u>

9

### PLANNING CLEARANCE

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

Fee Deferred  
 Zoning

Inspection fee \$450.00

THIS SECTION TO BE COMPLETED BY APPLICANT

7 Employees  
 BUILDING ADDRESS 2552 F ROAD 8805-1422  
 SUBDIVISION MILLER SUBDIVISION  
 FILING BLK 3 LOT 1  
 OWNER CLIFFORD L. MILLER  
 ADDRESS 808 JAMAICA DR  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81506  
 APPLICANT GLEN R. DEAN  
 ADDRESS 2525 N. 8th ST, SUITE 105  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501  
 TELEPHONE 970-241-1313

TAX SCHEDULE NO. 2945-034-17-001  
 SQ. FT. OF EXISTING BLDG(S) (1) 1270 (2) 600  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8,900 SF  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 0 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) VACANT DWELLING  
 DESCRIPTION OF WORK & INTENDED USE: NEW DENTAL CLINIC

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>R-0</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>41</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>Requires Perisig</u> <u>Sign-off -</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>.40</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 Glen R. Dean Date 10 June 2008  
 Department Approval [Signature] Date 23-Sep-2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>1 EGU on file</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/23/09</u>		

NO STRIP/matt/stand alone dental office only Temp  
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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**PAID**  
**NOV 20 2009**  
**DV**

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