

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450-</u>	

Bldg Permit No.
File # <u>SPR-2009-003</u>

M

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

*#X1 4144 2.3000
4 employees*

BUILDING ADDRESS 459 NORTH AVE
 SUBDIVISION n.a.
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-42-04-008
 SQ. FT. OF EXISTING BLDG(S) 2400
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS n.a.

OWNER CULPEPPER CATTLE CO
 ADDRESS 1204 N. 7TH ST.
 CITY/STATE/ZIP GRAND JUNCTION CO. 8501

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

APPLICANT CDC INC., HANS CAMPBELL
 ADDRESS 750 So. 9TH ST.
 CITY/STATE/ZIP GRAND JUNCTION CO 8501
 TELEPHONE 970-201-3900

USE OF ALL EXISTING BLDG(S) dentist office
 DESCRIPTION OF WORK & INTENDED USE: INTERIOR
REMODEL/CONVERSION TO DENTIST OFFICE

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

THIS SECTION TO BE COMPLETED BY PLANNING 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>RB</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>12 spaces (1 handicap)</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>No Certificate of Occupancy</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>na.</u>	<u>Sign off until Easement Conveyance recorded and site check complete.</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Hans Campbell Date 2/17/2009
 Planning Approval Judith A. Rose Date 2/13/2009

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>no new sewer/water add</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/17/09</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)