

Planning \$ <u>5</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

multi family & non residential remodel & change of use

BUILDING ADDRESS 2546 RIMROCK AVE, SUITE 100B
GRAND JUNCTION, CO 81505-8617

TAX SCHEDULE NO. 2945-103-37-015

SUBDIVISION Rimrock Marketplace

SQ. FT. OF EXISTING BLDG(S) 2897 (interior remodel) tenant finish

FILING 3 BLK 2 LOT 2

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS no chg

OWNER NATIONAL VISION, INC

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

ADDRESS 296 GRAYSON HWY

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

CITY/STATE/ZIP LAURENCEVILLE, GA 30046

APPLICANT LAURENCE GROUP / SANDY CHIU

USE OF ALL EXISTING BLDG(S) (M) MERCANTILE
Remodel - Add partitions, new plbng
DESCRIPTION OF WORK & INTENDED USE: OPTICAL
(CONTACTS + EYEGASSES) RETAIL SHOP + EYE
EXAMINATION DOCTOR OFFICE

ADDRESS 39 N 4TH ST, SUITE 1000

CITY/STATE/ZIP ST. LOUIS, MO 63102

TELEPHONE 314.231.5700

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

Est Remodel Cost \$125,000
Current Fair Market Value \$1,317,660

ZONE <u>C2</u> SETBACKS: FRONT: <u>15/25</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0/0</u> from PL REAR: <u>10/10</u> from PL MAX. HEIGHT <u>40</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>no chg</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <u>Voting district A</u> PAID <u>NOV 06 2009</u>
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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 [Signature] Date 11/3/09
 Planning Approval [Signature] Date 11/6/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/6/09</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)