

DATE SUBMITTED: 11/16/92

PERMIT NO. 43590 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

411

BLDG ADDRESS 2021 N. 12th

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-181-00-971

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Community Hospital

USE OF EXISTING BUILDINGS: Hospital

ADDRESS 2021 N. 12th Street

TELEPHONE: 242-0920

DESCRIPTION OF WORK AND INTENDED USE: Build addition to south side (11'6" X 13'6")

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PZ

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE REAR

CENSUS TRACT: 10 TRAFFIC ZONE: 23

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

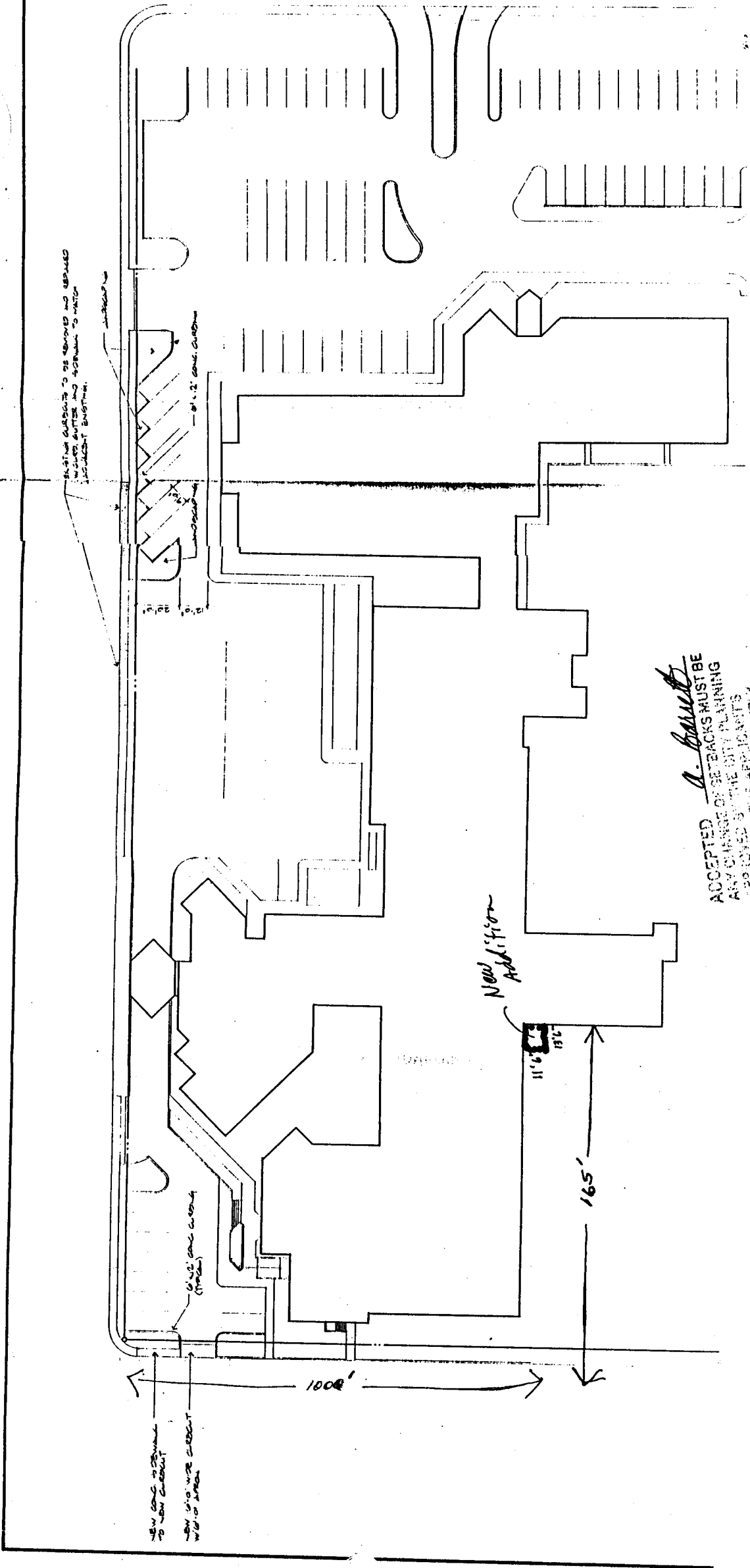
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett
Department Approval
11/16/92
Date Approved

Joe C. Hays
Applicant Signature
11/16/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



EXISTING CURBING TO BE REMOVED AND REPAIRED
 UNDER ENTRY AND RETURN TO MAIN
 EXISTING SYSTEM.

8" x 12" CONCRETE CURBING

12" x 12"

12" x 12"

NEW CONCRETE CURBING
 (12" x 12")

NEW CONCRETE TO BE REMOVED
 TO NEW CURBING
 NEW 12" x 12" WIRE CURBING
 WITH 12" SPACING

100'0"

165'

11'6"

18"

New Addition

A. Barrett
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.