

DATE SUBMITTED: 7/22/92

40283 foundation only 4/24/92  
409/lot 24/92  
actual address  
PERMIT NO. \_\_\_\_\_  
FEES 7000  
424076 7/28/92  
43055 foundation only 10/05/92  
addition

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1060 Orchard

SQ. FT. OF BLDG: 5641

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 1 LOT # 10

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-111 <sup>012-001</sup> ~~000000~~

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

OWNER Community Hospital

USE OF EXISTING BUILDINGS: Doctor's Office

ADDRESS 2021 N 17th

DESCRIPTION OF WORK AND INTENDED USE: SAME

TELEPHONE: 242-2021

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 5 TRAFFIC ZONE: 27

MAXIMUM HEIGHT 75'

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.

Christa Maw  
Department Approval

Joe C. Hough  
Applicant Signature

7-23-92  
Date Approved

7/22/92  
Date

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