

DATE SUBMITTED 12-1-93

BUILDING PERMIT NO. 47373

FEE \$ 710.00

*PHD* 143 93

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 1060 Orchard Ave.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15 Sq.ft. (drive-up proj.)

SUBDIVISION n/a

SQ. FT. OF EXISTING BLDG(S) 59,518 (med.plaza)

FILING n/a BLK n/a LOT n/a

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. \_\_\_\_\_

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 4

OWNER Community Hospital

USE OF EXISTING BLDGS physicians clinic & pharmacy

ADDRESS 2021 N. 12th G.J., CO 81501

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel pharmacy and add drive up window

TELEPHONE 242-0920

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

ZONE PB

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater

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

Side \_\_\_\_\_ from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear \_\_\_\_\_ from property line

Parking Req'mt \_\_\_\_\_

Maximum Height AS

File Number #143-93

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

SEE File

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). 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]

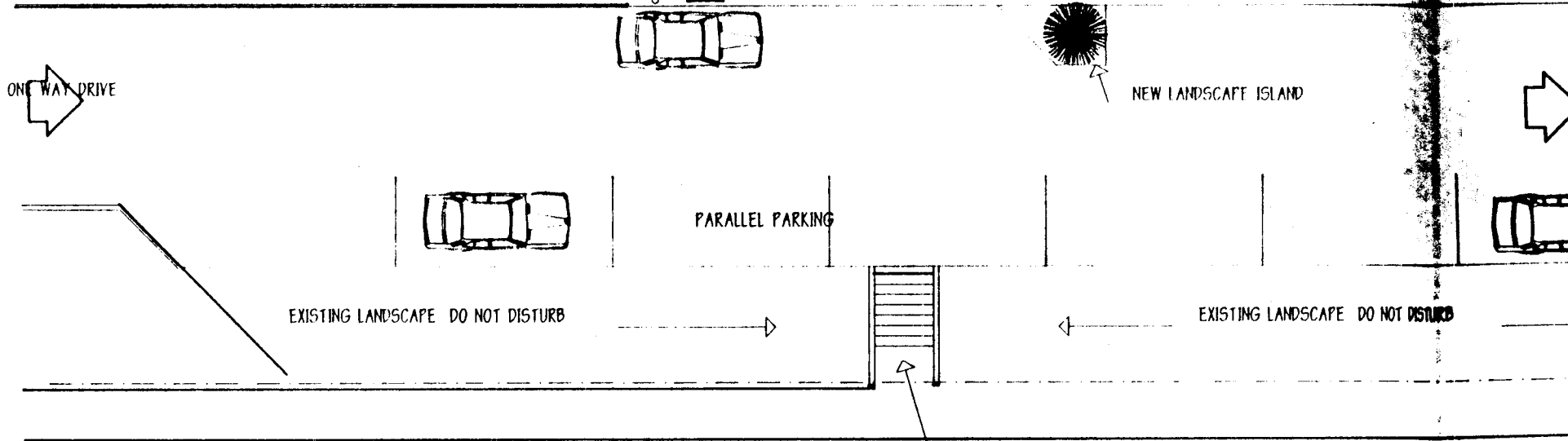
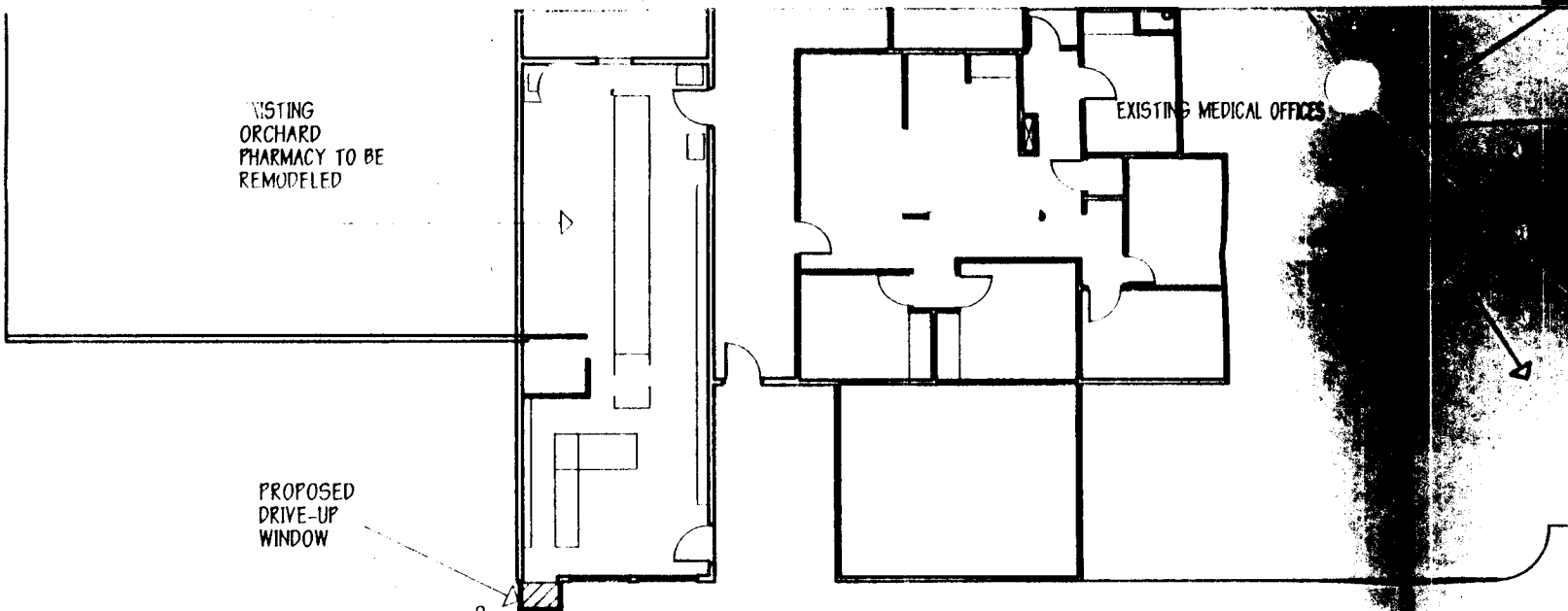
ate Approved Dec 20, 1993 Date 12-1-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ORCHARD AVENUE

12-20-93

*[Signature]*