

PLANNING CLEARANCE

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

BLDG ADDRESS <u>1060 Orchard Ave.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>15 Sq.ft. (drive-up proj.)</u>
SUBDIVISION <u>n/a</u>	SQ. FT. OF EXISTING BLDG(S) <u>59,518 (med.plaza)</u>
FILING <u>n/a</u> BLK <u>n/a</u> LOT <u>n/a</u>	NO. OF FAMILY UNITS <u>0</u>
TAX SCHEDULE NO. _____	NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION <u>4</u>
OWNER <u>Community Hospital</u>	USE OF EXISTING BLDGS <u>physicians clinic & pharmacy</u>
ADDRESS <u>2021 N. 12th G.J., CO 81501</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Remodel pharmacy and add drive up window</u>
TELEPHONE <u>242-0920</u>	

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

ZONE <u>PR</u>	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 <u>AS</u>	File Number <u>#143-93</u>
Maximum coverage of lot by structures _____	Special Conditions: _____
Landscaping/Screening Req'd _____	<u>SEE File</u>

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]
 Date 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)