

DATE SUBMITTED 3/3/94

BUILDING PERMIT NO. 147848

FEE \$ 10,00

PLANNING CLEARANCE

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

BLDG ADDRESS 3260 N. 12th St

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 105,574

SUBDIVISION Hilltop Manor

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT 1

NO. OF FAMILY UNITS 126

TAX SCHEDULE NO. _____

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Grand Valley Autism Retirement

USE OF EXISTING BLDGS _____

ADDRESS 1100 Patterson (Hilltop)

DESCRIPTION OF WORK AND INTENDED USE:
Retirement Center

TELEPHONE 244-6006

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

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear _____ from property line

Parking Req'mt 74

Maximum Height _____

File Number #85-93

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

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 Kathy Poston

Applicant Signature Rylee Burgess *Robert Nelson*

Date Approved 3/3/94

Date 3-3-94

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

(White. Planning)

(Yellow. Customer)

(Pink. Building Department)

DATE SUBMITTED 3/3/94

BUILDING PERMIT NO. 47849

FEE \$ _____

PLANNING CLEARANCE

to go with permit applied for attachment center

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 3260 N. 12th St.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION Hilltop Mines

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT 1

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. _____

NO. OF BLDGS ON PARCEL _____

OWNER Grand Valley Museum Retirement

BEFORE THIS CONSTRUCTION _____

ADDRESS 100 Paterson (Hilltop)

USE OF EXISTING BLDGS _____

TELEPHONE 244-6006

DESCRIPTION OF WORK AND INTENDED USE:
carports as shown on plan

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

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear _____ from property line

Parking Req'mt 74

Maximum Height _____

File Number #85-93

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Landscaping/Screening Req'd _____

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Four (4) sets of final construction line 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 Kathy Portman

Applicant Signature _____

Date Approved 3/3/94

Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)