

FEE \$ 10.00

BLDG PERMIT NO. 50436

### PLANNING CLEARANCE

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

5-0820-01-4 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1060 Orchard TAX SCHEDULE NO. 2945-111-12-001  
 SUBDIVISION Kister Add. Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300 sq. Ft.  
 FILING \_\_\_\_\_ BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Community Hospital NO. OF DWELLING UNITS  
 BEFORE: 6-parking AFTER: 10-parking CONSTRUCTION  
 (1) ADDRESS 1060 Orchard NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT R.D. Construction DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2210 U.S. 67.50 #201 carport - Dr. parking  
 (2) TELEPHONE 243-2303

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PB Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or Parking Req't \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Special Conditions: Carport expansion  
OK'd by Jody Klizka  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 5 TRAFFIC ZONE 27  
 Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Sam Mena R.D. Const. Date 11-15-94

Department Approval Marcia Rabideaux Date 11-15-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A

Utility Accounting Millie Fowler Date 11-15-94

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

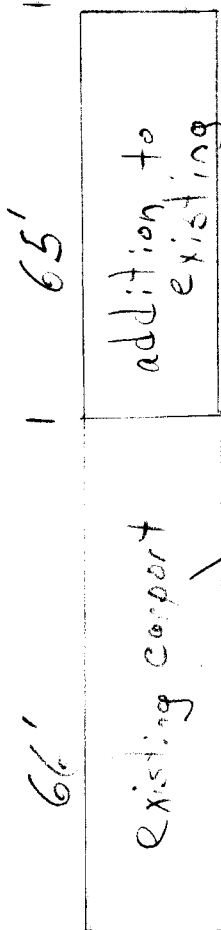
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Address : 1060 Orchard

Orchard



Doctors Clinic



college Ave.

ACCEPTED MP 11-15-94  
 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.