

FEE \$ PD W/ SUP

BLDG PERMIT NO. 50134

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1405 Wellington TAX SCHEDULE NO. 2945-122B-00-977/170
 SUBDIVISION Fairmount Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8900
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 24,000
 (1) OWNER H. Htop Health Services Corp. NO. OF DWELLING UNITS
 BEFORE: 6 AFTER: 6 CONSTRUCTION
 (1) ADDRESS 1100 Puterson Rd NO. OF BLDGS ON PARCEL
 BEFORE: 6 AFTER: 7 CONSTRUCTION
 (2) APPLICANT Erle H. Reid USE OF ALL EXISTING BLDGS As Intake
 (2) ADDRESS 3435 Bellows Rd DESCRIPTION OF WORK & INTENDED USE: Construction of fitness center
 (2) TELEPHONE 244 6013

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 R5F-8 Landscaping / Screening Required: YES _____ NO X
 SETBACKS: Front 20' from Property Line (PL) or Parking Req't Per Plan per plan
 _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions: File # 110-94
 Maximum Height _____ CENSUS TRACT 6' TRAFFIC ZONE 28'
 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).

Dept. Approval _____ Date 9/2/94
 Applicant's Signature Erle H. Reid
 Applicant _____ Date 9/6/94
 Department Approval _____

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7823
 Utility Accounting Millie Fowler Date 9/6/94

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)

WELLINGTON AVE.

119 193A

PROJECT ENTRY/DROP-PICK UP

OFFICE
ACTIVITIES
BUILDING

PARKING
25 CARS

EXISTING
GRASS AREA

EXISTING
PAVED
PARKING
10 CARS

EXISTING
SIDEWALKS
(TYP)

RESIDENTIAL
UNIT

THE NEW
WALK BY
EXISTING
WALK

RESIDENTIAL
UNIT

RESIDENTIAL
UNIT

EXISTING
SIDEWALKS
(TYP)

EXISTING
GRASS AREA

EXISTING
PAVED
PARKING
15 CARS

APPROX. WATER
LINE

6" SANITARY
SEWER

EXISTING
GRASS AREA

NEW
SIDEWALK

EXISTING
DECIDUOUS TREES
(TYP)

EXISTING
CONIFEROUS
TREES (TYP)

RESIDENTIAL
UNIT

RESIDENTIAL
UNIT

RESIDENTIAL
UNIT

FLOOR ELEV.
98-10

EXISTING
GRASS
AREAS(TYP)

NEW
SIDEWALK

FLOOR ELEV.
102-2

EXISTING
ELEV.
APPROX. 100

EXISTING
PAVED
PARKING
5 CARS

5 89° 40' E 364'-0"

INDICATES NEW
LANDSCAPING
AREAS

EXISTING
ELEV.
98-11

NEW ACTIVITIES-FITNESS BUILDING
FINISH FLOOR ELEV.: 97'-8"

NEW GRASS

FENCE

EXISTING
STORAGE
BUILDING

0'-00" 3. 02 * 00" N

15th STREET

NORTH 45° 0'

GRAND YALL
CANAL

SITE PLAN

SCALE 1"=30'

NORTH

XLA 9/2/94