

FEE \$ Pd w/ SPR
TCP \$ 796.00
DRAINAGE FEE \$ N/A

BLDG PERMIT NO. 58568
FILE # SPR-96-228

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 2000 N 12th ST. TAX SCHEDULE NO. 2945-122-00-153,155,156

SUBDIVISION FARMOUNT SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,990

FILING BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 15,508

(1) OWNER Doctor's Clinic Building, Inc. NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2021 N. 12th ST., G.J. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT FANHAUS, INC. USE OF ALL EXISTING BLDGS OFFICE/MED. OFFICE.

(2) ADDRESS 115 N. 5th ST., G.J. DESCRIPTION OF WORK & INTENDED USE: addition of
therapy space for existing clinic

(2) TELEPHONE (970) 243-2122

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 B-3 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL)
 or 25' from center of ROW, whichever is greater
PANYON

Side _____ from PL Rear _____ from PL

Parking Req'mt Per Plan

Special Conditions: Dev Impr Agreement / Guarantee
required if no landscaping prior to C.O.

Maximum Height 40

Maximum coverage of lot by structures _____ CENS.T. 6 T.ZONE 28 ANN # _____

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 [Signature] Date 10-18-96

Department Approval [Signature] Date 12/12/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3015-0730-08-0

Utility Accounting [Signature] Date 12-13-96

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

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

ACCEPTED *KKA 2/13/91*
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

EXISTING 2 STORY
 STRUCTURE

EXISTING LIGHTING
 EXISTING CONC. WALK
 NEW CONC. WALK AND
 RAMP. ELEVATION TO
 MATCH EXISTING WALK

NEW SITE LIGHTING ON NEW
 BUILDING (TYPICAL)

EXISTING 1 STORY
 STRUCTURE

PROPOSED
 ADDITION
 (1,990 SF)

5 5 12 12

18'-6" 25'-0" 18'-6" 18'-6" 25'-0" 18'-6"

EXISTING WATER
 MAIN

1 SBH 3 BFJ 4 GFP 3 BFJ 2 BFJ 2 GFP

1 SBH
 1 BFJ
 3 GFP
 1 BFJ

9'-0"
 TYP.

8 BFJ

EXISTING
 CURB CUT

20'-0"

EXISTING
 CURB CUT

20'-0"

1 SBH

45'-6"

1'-2"

62'-0"

1 SBH

EXISTING TRANSFORMER AND
 ELECTRIC METER

EXISTING SHRUBS

EXISTING CURB CUTS TO BE
 REMOVED. NEW CURB CUTS
 AND REPLACEMENT

