

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59862</u>
FILE # <u>SPR-1996-228</u>

## 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 FAIRMOUNT SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800

FILING    BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 2800

(1) OWNER DOCTOR'S CLINIC BUILDING INC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2021 N. 12TH ST GR.

(1) TELEPHONE (970) 242 0920 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT FAIRHAVES, INC USE OF ALL EXISTING BLDGS OFFICE/THERAPY

(2) ADDRESS 115 N. 5TH ST GR SGT DESCRIPTION OF WORK & INTENDED USE: THERAPY

(2) TELEPHONE (970) 243-2122 4 OFFICES

✓ 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 Parking Req'mt     
   from center of ROW, whichever is greater

Side    from PL Rear    from PL Special Conditions: INTERIOR REMODEL  
No Change in Use

Maximum Height    Genus Tract 6 Traffic Zone 28 Annx #   

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 John Schwaninger Date 4/7/97

Department Approval Ante Costello Date 4/7/97

Additional water and/or sewer tap fee(s) are required: YES    NO X W/O No. 3015-0730-08-4

Utility Accounting Richardson NOT ADDING ANY EMPLOYEES Date 4-7-97

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)