

FEE \$	5.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	60397
FILE #	

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 475 28 1/2 Rd TAX SCHEDULE NO. 2943-181-00-951 975

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Hilltop Health Svcs NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1331 Hermosa NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-4400 USE OF ALL EXISTING BLDGS commercial

(2) APPLICANT Pinyon Construction DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 1531 Pinyon Ave

(2) TELEPHONE 241-9136 Demolition of existing walls

✓ 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 I-1 Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: demolition of interior only -
another clearance will be needed
for work on interior

Maximum Height _____ CENS.T. 7 T.ZONE 39 ANNEX # _____
 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 [Signature] Date 5-15-97

Department Approval [Signature] Date 5-15-97

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. 3001-0160-02-3

Utility Accounting [Signature] Date 5/15/97

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)