

Planning \$ PAID w/SPZ	Drainage \$ 174.47
TCP \$ 255.00	School Impact \$ N/A

BLDG PERMIT NO. 05426
FILE # SPZ-1998-098

PLANNING CLEARANCE

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

Grand Junction Community Development Department

978/970

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1129 COLORADO TAX SCHEDULE NO. 2945-144-25-020

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION MODULAR 1,440 SF

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

(1) OWNER HILLTOP HEALTH SERVICES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1331 HERMOSA NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 CONSTRUCTION

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

(2) APPLICANT ROBERT D JENKINS/MA DESCRIPTION OF WORK & INTENDED USE: ADD

(2) ADDRESS 1000 N. 9th ST #35 MODULAR BUILDING TO SITE

(2) TELEPHONE 256-1980

✓ 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-1 Landscaping / Screening Required: YES NO

SETBACKS: Front 40 from Property Line (PL) or 40 from center of ROW, whichever is greater Parking Req'mt _____

Side 0 from PL Rear 0 from PL Special Conditions: No. C.O. PRIOR TO DEVELOPMENT OF PHASE II

Maximum Height 40 ft Census Tract 7 Traffic Zone 41 Annx # _____

Maximum coverage of lot by structures 60%

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 Robert Jenkins Date 5/7/98

Department Approval [Signature] Date 5-29-98

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

Utility Accounting [Signature] Date 5/29/98

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)