

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. 1604601
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 1129 Colo TAX SCHEDULE NO. 2945-144-25-020

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

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

(1) OWNER Hilltop Health Svc NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1331 Herman NO. OF BLDGS ON PARCEL  
BEFORE: 3 AFTER: 3 CONSTRUCTION

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

(2) APPLICANT Pinon Construction DESCRIPTION OF WORK & INTENDED USE:  
Add Room to modular

(2) ADDRESS 1531 Pinon Ave

(2) TELEPHONE 241 5991

✓ 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 \_\_\_\_\_ from Property Line (PL) or 40' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: Interior remodel  
no change in use. no C.O. prior  
to development of phase II

Maximum Height 40' Census Tract 7 Traffic Zone 41 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 [Signature] Date 8-7-98

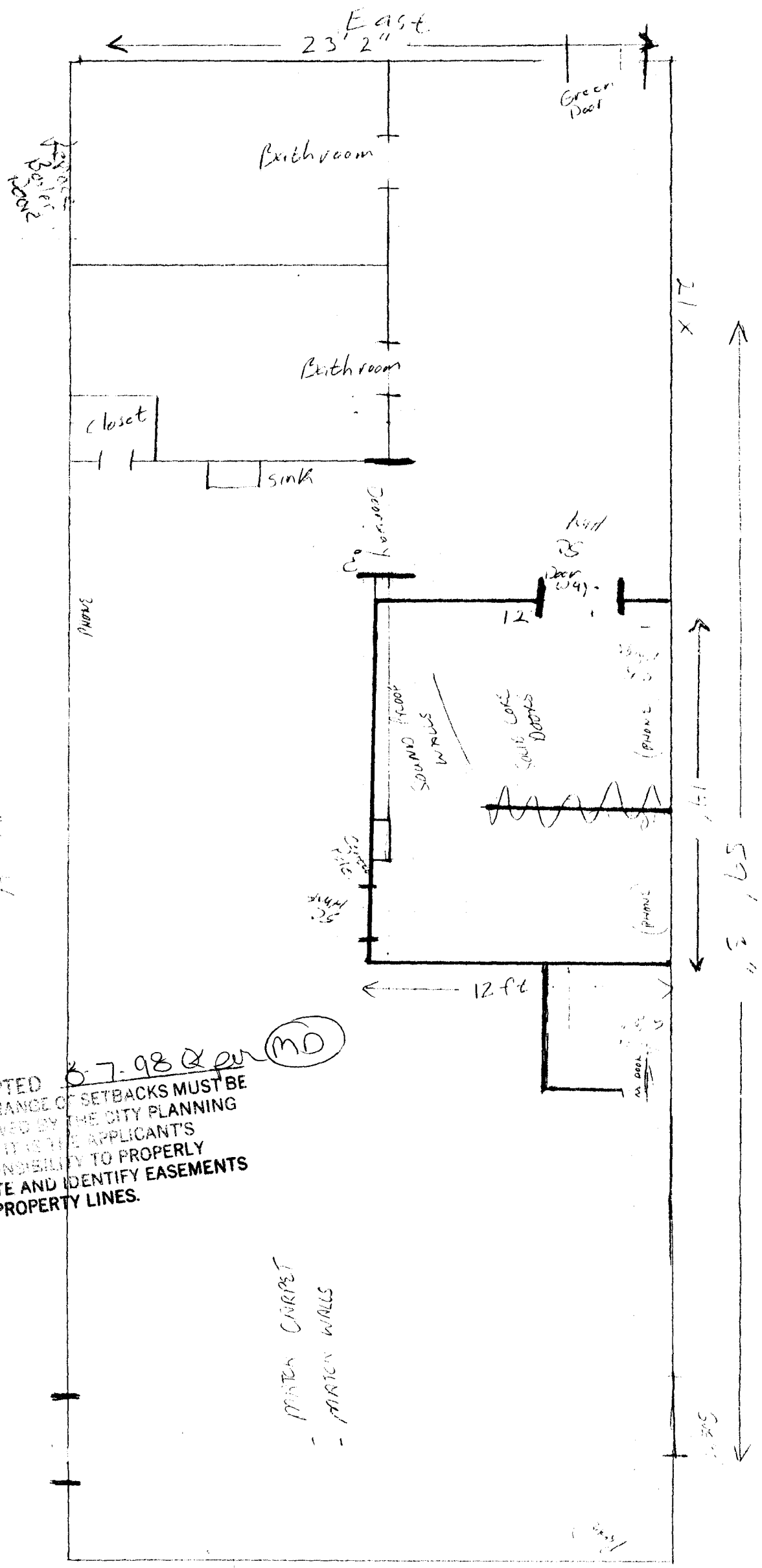
Department Approval [Signature] Date 8-7-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 1646-1045

Utility Accounting R. Raymond Date 8/7/98

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)



ACCEPTED 8-7-98 @ per (MD)  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PAINTED CARPET  
 PAINTED WALLS

North

21' x

19' 3"

59' 3"

12 ft

23' 2" East

Bathroom

Bathroom

closet

sink

Doorway

Bed

Door

12

SOUND WINDS

SOUND COILS

(PHONE)

(PHONE)

PHONE

(PHONE)

50'

MD