

Planning \$ PAID w/SPR	Drainage \$ 874.50
TCP \$ 1,075.20	School Impact \$ N/A

BLDG PERMIT NO. 05534
FILE # SPR-1998-099

PLANNING CLEARANCE

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

Grand Junction Community Development Department

HERM

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2897 NORTH AVE TAX SCHEDULE NO. 2943-181-00-951
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION TWO (2) MODULAR BLDGS 2,880
 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: 3 CONSTRUCTION
 (1) TELEPHONE 242-4400 USE OF ALL EXISTING BLDGS COMMUNITY SERVICES, EDUCATION, MEETING
 (2) APPLICANT ROBERT D JENKINS DESCRIPTION OF WORK & INTENDED USE: ADD (2)
 (2) ADDRESS 1000 N 9TH ST #35 MODULAR BLDGS FOR MEETING ROOMS
 (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 C-1 Landscaping / Screening Required: YES X NO _____
 SETBACKS: Front 55 ft. from Property Line (PL) or 55 ft. from center of RQW, whichever is greater
(10 ft. from res.) Parking Req't As per plan
 Side 0 from PL Rear 0 from PL Special Conditions: NONE
 Maximum Height 40
 Maximum coverage of lot by structures N/A Census Tract 7 Traffic Zone 99 Annx # _____

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 6-4-98
 Department Approval [Signature] Date 6-2-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. TR-85359
 Utility Accounting [Signature] Date 6-4-98

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)