

Planning \$ <u>\$500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>166087</u>
FILE # <u>          </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 2897 D. Ave TAX SCHEDULE NO. 2943-181-00-093

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

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 Hermon Ave NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

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

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

(2) ADDRESS 1531 Pinyon Ave Add Bathrooms

(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 C-1 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 only

Maximum Height            Maximum coverage of lot by structures            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 Jay Thompson Date 8-26-98

Department Approval [Signature] Date 8-27-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 6739-9197

Utility Accounting [Signature] Date 8-28-98

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)