

Planning \$ Pd w/ SPR	Drainage \$ 342.09
7CP \$ 177.00	School Impact \$ NA

BLDG PERMIT NO. 65537
FILE # SPR-1998-104

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

26.79 ERM

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1405 WELLINGTON TAX SCHEDULE NO. 2945-122-00-977  
 SUBDIVISION FAIRMOUNT SQ. FT. OF PROPOSED BLDG(S)/ADDITION MODULAR BLDG 1440 SF  
 FILING \_\_\_\_\_ BLK 10 LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER HILLTOP HEALTH SERVICES NO. OF DWELLING UNITS  
 BEFORE: 48 AFTER: 48 CONSTRUCTION

(1) ADDRESS 1331 HERMOSA  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 8 AFTER: 9 CONSTRUCTION

(1) TELEPHONE 242-4400  
 USE OF ALL EXISTING BLDGS Residential/Class

(2) APPLICANT ROBERT D JENKINS  
 DESCRIPTION OF WORK & INTENDED USE: Add  
Modular building to site

(2) ADDRESS 1000 N. 9th St #35  
 (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 R5F-8 Landscaping / Screening Required: YES  Per Plan NO \_\_\_\_\_

SETBACKS: Front 20 from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt 3 - per plan  
 Side 5 from PL Rear 15 from PL  
 Special Conditions: \_\_\_\_\_

Maximum Height 32  
 Maximum coverage of lot by structures 45 Census Tract 6 Traffic Zone 25 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.

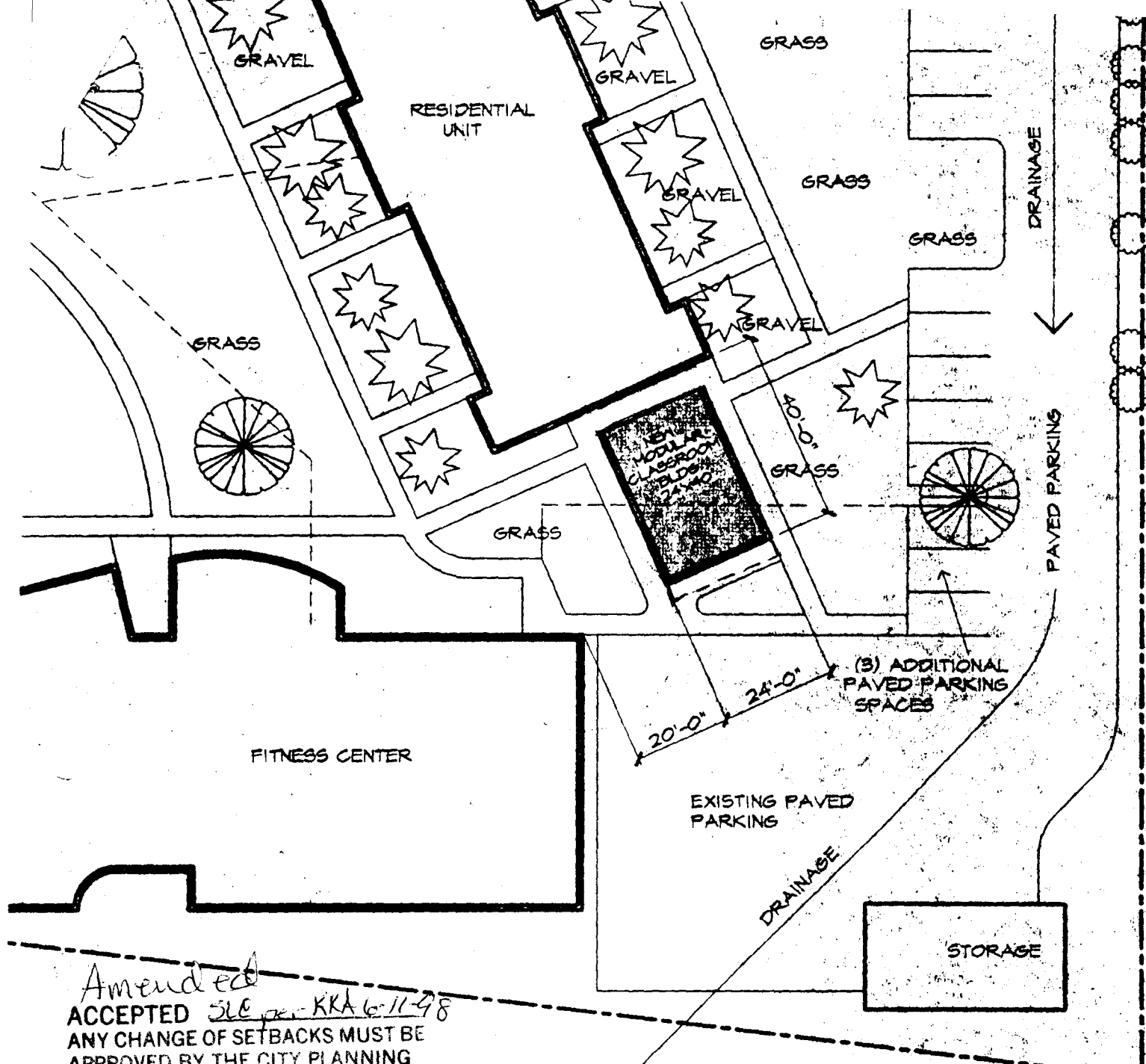
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 6/3/98  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. FR-85358  
 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)



Amended  
 ACCEPTED SLE per KKA 6-11-98  
 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.

ACCEPTED KKA 6/3/99  
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 AND PROPERTY LINES.

GRAND VALLEY CANAL

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