

Planning \$ <u>10.00</u>	Drainage \$ 10.00 <u>570.00</u>
TCP \$ <u>537.60</u>	School Impact \$ <u>n/a</u>

BLDG PERMIT NO. <u>71221</u>
FILE # <u>SPR-1999-176</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

6739-4197

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2897 North Avenue
 SUBDIVISION Fairmont Subdivision
 FILING _____ BLK _____ LOT _____
 OWNER Hilltop Health Services Corp.
 ADDRESS 2897 North Avenue
 TELEPHONE 242-4400
 APPLICANT Thomas Piper
 ADDRESS 1331 Hermosa Ave., Grand Junction, CO 81506
 TELEPHONE 970-242-4400

TAX SCHEDULE NO. 2943-181-00-093
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344
 SQ. FT. OF EXISTING BLDG(S) 27,656
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Commercial/Business
 DESCRIPTION OF WORK & INTENDED USE: _____

Building to house classrooms - SHIFTING
STUDENT CAPACITY OF 15 FROM EXISTING
MODULAR TO NEW MODULAR - NO INCREASE

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/C-2
 SETBACKS: FRONT: 55' from Property Line (PL) or
55' from center of ROW, whichever is greater
 SIDE: 0'/10' from PL REAR: 0'/10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 131 spaces shown
 SPECIAL CONDITIONS: Revegetate + maintain approved
landscaping, stripe parking stalls
 CENSUS TRACT 7 TRAFFIC ZONE 99 ANNEX _____

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 Grand Junction 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 Thomas Piper Date 7-23-99
 Department Approval Patsia Pineda Date 8-16-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>[Signature]</u>	<u>EXISTING ROW OF 4 ADEQUATE</u>		Date <u>8/17/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)