

Planning \$ <u>5.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

(Handwritten initials)

BLDG PERMIT NO. <u>73276</u>
FILE # _____

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS Dining Hall
1405 Wellington Ave

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Hilltop Health Services

ADDRESS 1331 Hermosa

TELEPHONE 242-4400

APPLICANT Sun King

ADDRESS P.O. Box 3299 G.J. CO 81502

TELEPHONE 970-245-9173

TAX SCHEDULE NO. 2945-122-00-977

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

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Assisted living

DESCRIPTION OF WORK & INTENDED USE:
Interior Remodel

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Developments) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8

SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: interior only -
no change in use

CENSUS TRACT 5 TRAFFIC ZONE 27 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 [Signature] Date 12-20-99

Department Approval [Signature] CO. 2/3/00 Date 12-20-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change in use</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/20/99</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)