

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>2832.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>75051</u>
FILE # <u>FPP-2000-023</u>

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 2845 N. 15TH ST
 SUBDIVISION HULLTOP SUBS #2
 FILING _____ BLK _____ LOT 1
 OWNER JHS LLC
 ADDRESS 1825 E 15TH TULSA OK
 TELEPHONE 918 744-0868
 APPLICANT GLADE HAMILTON
 ADDRESS 2845 N. 15TH ST
 TELEPHONE 245-0022

TAX SCHEDULE NO. 2945-013-11-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5236
 SQ. FT. OF EXISTING BLDG(S) 30,487
 NO. OF DWELLING UNITS: BEFORE 80 BEDS AFTER 104 BEDS
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RES. NURSING FACILITY
 DESCRIPTION OF WORK & INTENDED USE: ADD
5236 SQ. FT. - 24 BED ADDITION
AND 1560 SQ. FT. THERAPY WING

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 PB
 SETBACKS: FRONT: 20 (Hormosa) from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 10 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: PER APPROVED SITE PLAN
DATED 4-25-2000
 CENSUS TRACT 10 TRAFFIC ZONE 21 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 Glade Hamilton Date MAY 1, 2000
 Department Approval Bill Neuh Date 5-2-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Khaet</u>	Date <u>5/2/00</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)