

Planning \$ \emptyset	Drainage \$ 1,446.00
TCP \$ 537.60	School Impact \$ \emptyset

Total = \$1,983.60

BLDG PERMIT NO. NA
FILE # SPR-1999-198

PLANNING CLEARANCE

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

al

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1129 COLORADO

TAX SCHEDULE NO. 2945-144-25-978/970

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) 19,472

OWNER HILLTOP HEALTH SERVICES CORPORATION

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 1129 COLORADO

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

TELEPHONE 970-242-4400

USE OF ALL EXISTING BLDGS BUSINESS

APPLICANT THOMAS PIPER

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1331 HERMOSA AVENUE
GRAND JUNCTION, CO 81506

PARKING LOT IMPROVEMENTS

TELEPHONE 970-242-4400

✓ 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 B-1/HO

LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: — from Property Line (PL) or 40/45' from center of ROW, whichever is greater
SIDE: 0'/15' from PL REAR: 0'/15' from PL

PARKING REQUIREMENT: as per approved site plan

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT 40'/65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%/35% CENSUS TRACT 2 TRAFFIC ZONE 41 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 8-15-99

Department Approval Pat Piper

Date 2-14-2000

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>2-14-00</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) (Goldcard: Utility Accounting)