

|                         |                              |
|-------------------------|------------------------------|
| Planning \$ $\emptyset$ | Drainage \$ $\emptyset$      |
| TCP \$ 1,100            | School Impact \$ $\emptyset$ |

77624

|                               |
|-------------------------------|
| BLDG PERMIT NO. 77623 + 77624 |
| FILE # SPR-2000-155           |

## 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 <u>2897 North Avenue</u>                        | TAX SCHEDULE NO. <u>2943-181-00-951</u>                  |
| SUBDIVISION _____  | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>-0-</u>          |
| FILING _____ BLK _____ LOT _____                                 | SQ. FT OF EXISTING BLDG(S) <u>2 @ 600 = 1200</u>         |
| OWNER <u>HILTOP HEALTH SERVICES CORPORATION</u>                  | NO. OF DWELLING UNITS: BEFORE _____ AFTER _____          |
| ADDRESS <u>1331 HERMOSA</u>                                      | CONSTRUCTION _____                                       |
| TELEPHONE <u>Grand Junction, CO 81506</u><br><u>970-242-4400</u> | NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____         |
| APPLICANT <u>THOMAS PIPER</u>                                    | USE OF ALL EXISTING BLDGS <u>Business</u>                |
| ADDRESS <u>1331 Hermosa</u>                                      | DESCRIPTION OF WORK & INTENDED USE: _____                |
| TELEPHONE <u>Grand Junction, CO 81506</u><br><u>970-242-4400</u> | <u>ADDITION OF 2 SINGLE</u><br><u>MODULAR CLASSROOMS</u> |

*\* Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*  
EXISTING EDW OF 4 EDW IS ADEQUATE FOR ADDITIONAL USE

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

|   |   |
|---|---|
| ZONE <u>C-1</u>   | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____  |
| SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>existing</u>  |
| SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL  | SPECIAL CONDITIONS: <u>Landscape to be installed</u><br><u>per approved plan.</u> |
| MAXIMUM HEIGHT <u>40'</u>   | CENSUS TRACT <u>7</u> TRAFFIC ZONE <u>99</u> ANNX _____                           |
| MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>1 FAR</u>  |   |

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 <u>Thomas Piper</u>            | Date <u>8-18-2000</u> |
| Department Approval <u>Pat Piper</u> <u>CO 11501</u> | Date <u>10-12-00</u>  |

|  |     |  |   |
|--|-----|--|---|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>extension of day</u><br><u>care 18 hrs day</u> |
| Utility Accounting <u>Marshall Cole</u>                |     |  | Date <u>10/12/00</u> <u>2 hrs day</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)