

Planning \$ <u>10.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>70748</u>
FILE # <u>RZ-1999-278</u>

PLANNING CLEARANCE

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

(FIRST + PATTERSON) THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2596 F Road

TAX SCHEDULE NO. 2945-034-00-001

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320 sq ft

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) 0

OWNER Community Hospital

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 2021 N. 12th St

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

TELEPHONE 970-256-6200

USE OF ALL EXISTING BLDGS Temp Const Tel.

APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS _____

TELEPHONE _____

✓ 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 PD

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

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

PARKING REQUIREMENT: Space for 2 vehicles

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: Temporary writ allowed on site until 9/01/01 with current DIA.

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Karen J. Ogram

Date 1/18/01

Department Approval J. Verstenberge

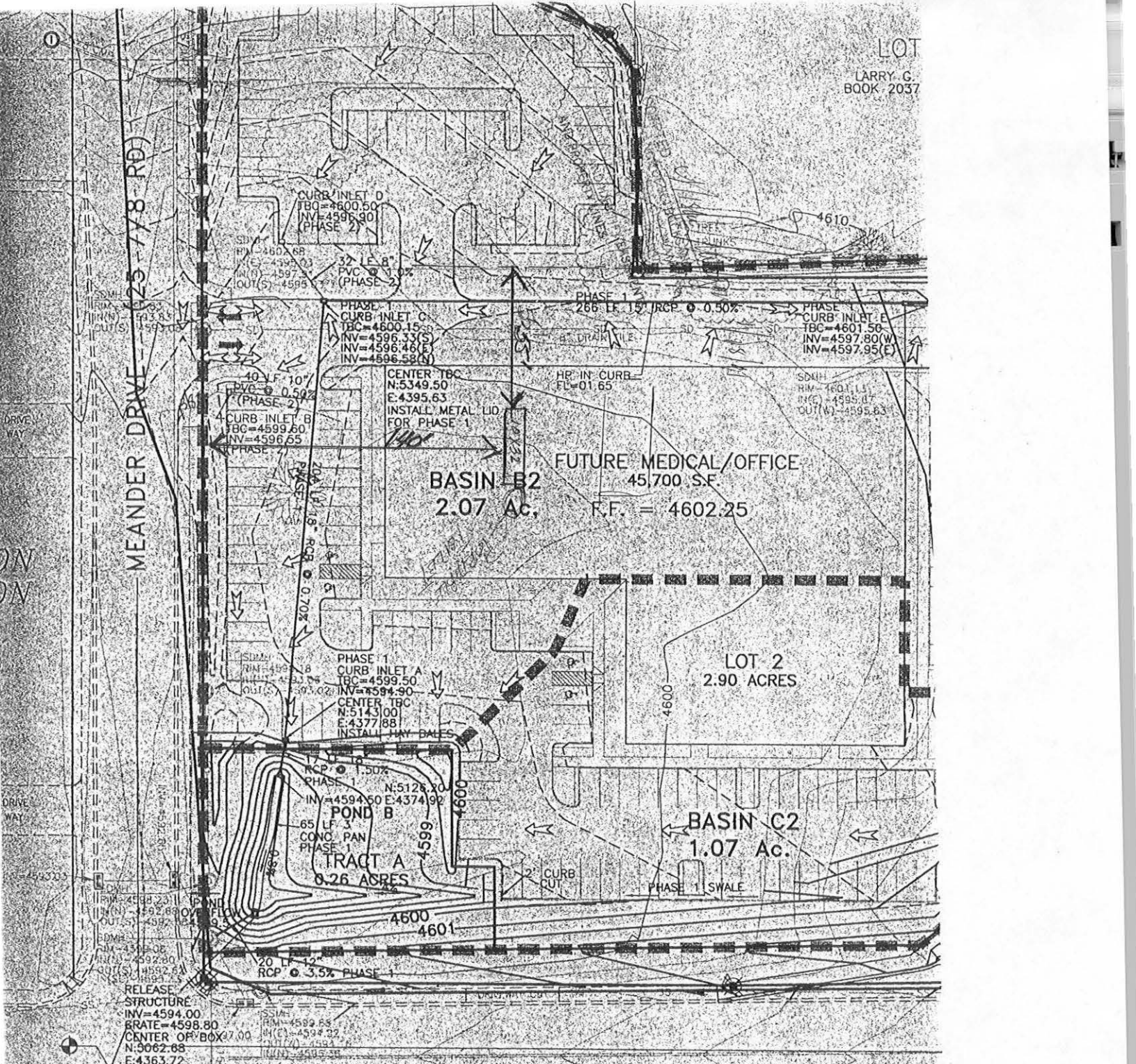
Date 1/18/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer hook up</u>
Utility Accounting <u>lhaat</u>			Date <u>1/18/01</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)

MEANDER DRIVE (25-778 RD)



PATTERSON RD
(R.O.W. PLAT BK 10 PG 11 & BK 17)

TRAILER LOCATION

LEGEND

- | | | |
|------------------------------|------------------------------------|---------------------------|
| ● MESA COUNTY SURVEY MARKER | ⊙ STORM DRAIN MANHOLE | — 4600 — EXISTING CONTOUR |
| ⊙ FOUND REBAR & CAP LS-18469 | ⊙ SANITARY SEWER MANHOLE | — 4599 — PROPOSED PHASE 2 |
| ⊙ SET REBAR & CAP LS-18469 | ⊙ IRRIGATION MANHOLE | — 4599 — PROPOSED PHASE 1 |
| ● FOUND REBAR & CAP LS-16835 | ⊙ WATER MANHOLE | ▬ DRAINAGE BASIN BOUNDARY |
| UP UTILITY POLE | — SD — STORM DRAIN LINE | ← DRAINAGE PATTERNS |
| LP LIGHT POLE | — SS — SANITARY SEWER LINE | |
| WV WATER VALVE | — USW — US WEST COMMUNICATION LINE | |