

Planning \$ <u>N/A</u>	Drainage <u>\$123.98</u>
TCP \$ <u>600.00</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>MSP-2003-252</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 4 1405 WELLINGTON AVE. TAX SCHEDULE NO. 2945-122-00-977

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2320 SF

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 5985 SF

OWNER HILLTOP COMMUNITY RESOURCES, INC NO. OF DWELLING UNITS: BEFORE 44 AFTER 46 CONSTRUCTION

ADDRESS 1331 HERMOSA NO. OF BLDGS ON PARCEL: BEFORE 10 AFTER 10 CONSTRUCTION

TELEPHONE 970-242-4400 USE OF ALL EXISTING BLDGS RESIDENTIAL CARE

APPLICANT CARTER BAIR, HILLTOP DESCRIPTION OF WORK & INTENDED USE: ADD (2) LIVING UNITS TO EXISTING MULTIUNIT RESIDENTIAL CARE BLDG

ADDRESS 1331 HERMOSA

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 RMF-8 LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: 20' from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 10' from PL PARKING REQUIREMENT: 1.8 SPACES PER UNIT

MAXIMUM HEIGHT 35' SPECIAL CONDITIONS: PER APPROVED SITE PLAN.

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70 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 Robert D. Keefers Date 11/14/03 SOP

Department Approval Scott D. Peterson Date ~~12-30-03~~ 1-10-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	EXISTING CREDIT OF \$7 W/O No. SUFFICIENT - CURRENT
Utility Accounting	E.ON BILLING OF 28.81 WILL NEED TO INCREASE TO 35 E.O.S FOR EXISTING		USE (WTR CDS) + NEW UNITS Date <u>9/13/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)