

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

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

DEMO

DEMO

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>3090 N. 12th St.</u>	TAX SCHEDULE NO. <u>2945-013-20-002</u>
SUBDIVISION <u>Primary Care Partners...</u>	SQ. FT. OF EXISTING BLDG(S) <u>2,400</u>
FILING _____ BLK <u>0</u> LOT <u>2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>2,400</u>
OWNER <u>Hospice of Western CO.</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>3090 N. 12th St</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u>
CITY/STATE/ZIP <u>Grand Jct., CO 81501</u>	CONSTRUCTION
APPLICANT <u>FCI Constructors, Inc.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
ADDRESS <u>P.O. Box 1767</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Jct., CO 81502</u>	USE OF ALL EXISTING BLDG(S) <u>Counseling Center</u>
TELEPHONE <u>970 434-9093</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Interior</u>
	<u>Demolition of Existing old</u>
	<u>house</u>

*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 <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>10' Driveway only - feed sewer clearance for setback</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>[Signature]</u>	Date <u>12/6/05</u>
Department Approval <u>[Signature]</u>	Date <u>12-6-05</u>

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>Driveway only</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/6/05</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)