

Planning \$	10 <sup>-</sup>
TCP \$	<input checked="" type="checkbox"/>
Drainage \$	<input checked="" type="checkbox"/>
SIF \$	

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE # PDR-2003-031

87562-49441-

Building Address 3150 N. 12<sup>th</sup> STREET  
 Parcel No. 2945-013-20-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name PRIMARY CARE PARTNERS, LLC  
 Address 3150 N. 12<sup>th</sup> Street  
 City / State / Zip GRAND JUNCTION, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: STORAGE SHED

**APPLICANT INFORMATION:**

Name TOM ZIPER  
 Address 625 PAGOOSA C.  
 City / State / Zip GRAND JUNCTION CO 81506  
 Telephone 970-640-1781

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ 4800.00

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE P.D. Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side per approved plan from PL Parking Requirement None  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Voting District N/A Ingress / Egress Location Approval N.A. STORAGE SHED ONLY  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

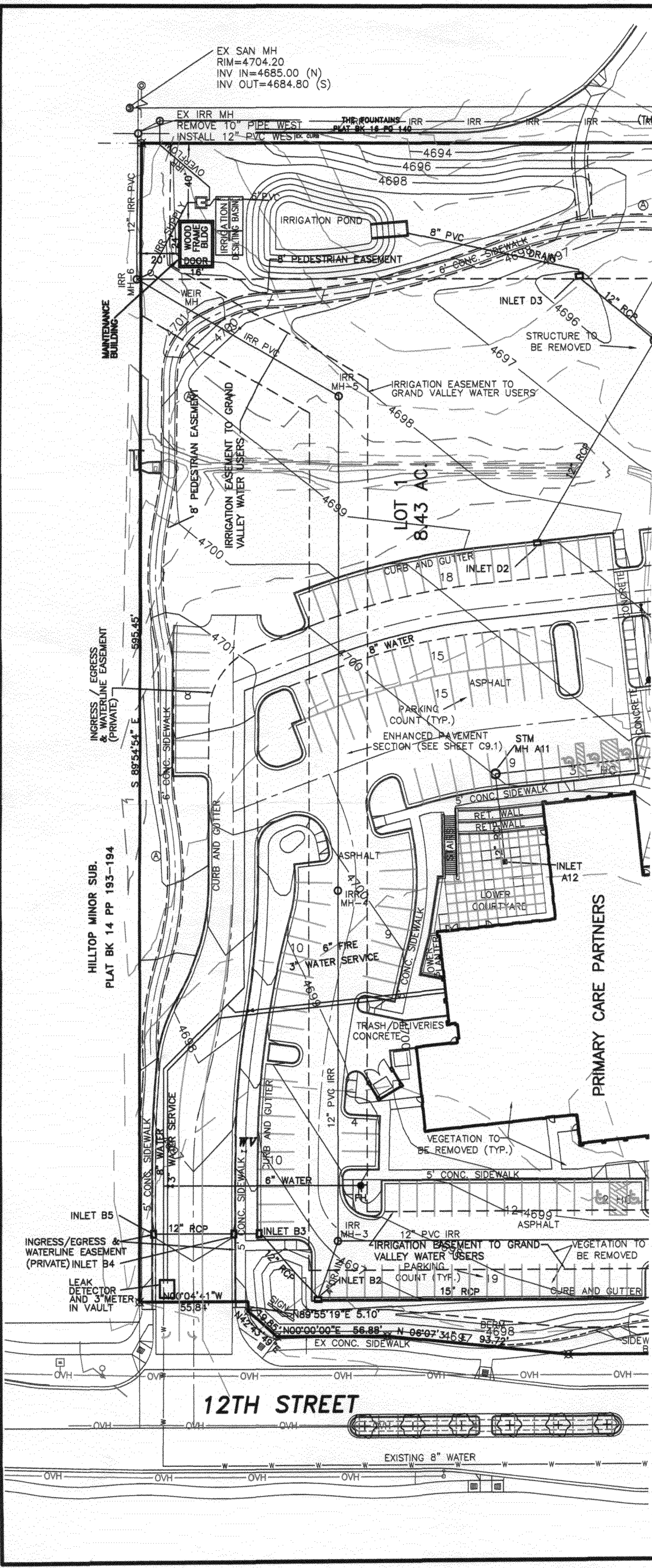
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Thomas D. Ziper Project Mgr Date 5-26-05

Department Approval Lisa V. Brown Date May 26, 2005

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting <u>Q</u>	Date <u>5/26/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



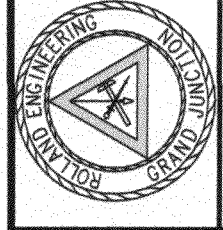
EX SAN MH  
RIM=4704.20  
INV IN=4685.00 (N)  
INV OUT=4684.80 (S)

HILLTOP MINOR SUB.  
PLAT BK 14 PP 193-194

LOT 1  
8.43 AC.

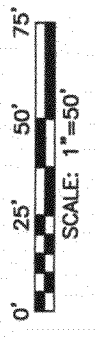
12TH STREET

**PRIMARY CARE PARTNERS  
MAINTENANCE BUILDING  
SITE PLAN**



ROLLAND ENGINEERING  
405 Ridge Rd  
Grand Jct, CO 81503  
(970) 243-8300

File Name:	Checked:	Date:	6/24/05
Prof:	Drawn:	Sheet:	1
		Of:	1



*Spellos*  
*C. J. Kelly Hall*  
**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**BENCHMARK**  
TOP SURVEY CORNER OF IRRIGATION STRUCTURE  
BEARING = 100°00'00" E  
DISTANCE = 56.88' (MWD '66)  
ELEVATION = 4698.72'

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MEMBER UTILITIES.

Note:  
All utility locations shown herein  
are approximate only. You must  
call Utility Notification Center of  
Colorado to verify location prior  
to any excavation.