

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2006-051</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 <u>625 27 1/2 Road, Grand Junction</u>	TAX SCHEDULE NO. <u>2945-013-15-978</u>
SUBDIVISION <u>The Commons</u>	SQ. FT. OF EXISTING BLDG(S) 122,423 <u>122,423</u>
FILING _____ BLK _____ LOT <u>1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>4,355</u>
OWNER <u>Hilltop Health Services Corp.</u>	MULTI-FAMILY:
ADDRESS <u>1331 Hermosa Avenue</u>	NO. OF DWELLING UNITS: BEFORE <u>na</u> AFTER <u>na</u>
CITY/STATE/ZIP <u>Grand Junction, CO 81506</u>	CONSTRUCTION
APPLICANT <u>Hilltop Health Services Corp.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
ADDRESS <u>1331 Hermosa Avenue</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction, CO 81506</u>	USE OF ALL EXISTING BLDG(S) <u>Assisted Living</u>
TELEPHONE <u>970-242-4400</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Expansion</u>
	<u>to existing dining room</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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>NA</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per plan - new lot</u>
SIDE: <u>NA</u> from PL REAR: <u>NA</u> from PL	SPECIAL CONDITIONS: <u>No C.O. until all improvements completed or DIA executed for their completion</u>
MAX. HEIGHT _____	
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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>11/8/05</u>
Department Approval <u>[Signature]</u>	Date <u>3/29/06</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>739-25-41585</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/29/06</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)