

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>NA</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

12312-7661

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1405 WELWINGTON

TAX SCHEDULE NO. 2945-122-00-977

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) MAINT. BLDG. = 1008 S.F.

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1008 S.F.

OWNER HILLTOP RESOURCES, INC.

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 1331 HERMOJA

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO

USE OF ALL EXISTING BLDG(S) MAINTENANCE

APPLICANT HILLTOP RESOURCES, INC.

DESCRIPTION OF WORK & INTENDED USE: REMODEL OF EXISTING MAINTENANCE BUILDING TO A LAUNDRY FACILITY FOR THE CAMPUS SITE.

ADDRESS 1331 HERMOJA

CITY/STATE/ZIP GRAND JUNCTION, CO.

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 <u>RMF 8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT <u>35</u>	SPECIAL CONDITIONS: <u>Construction of paved turn around per fire approval</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70</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.

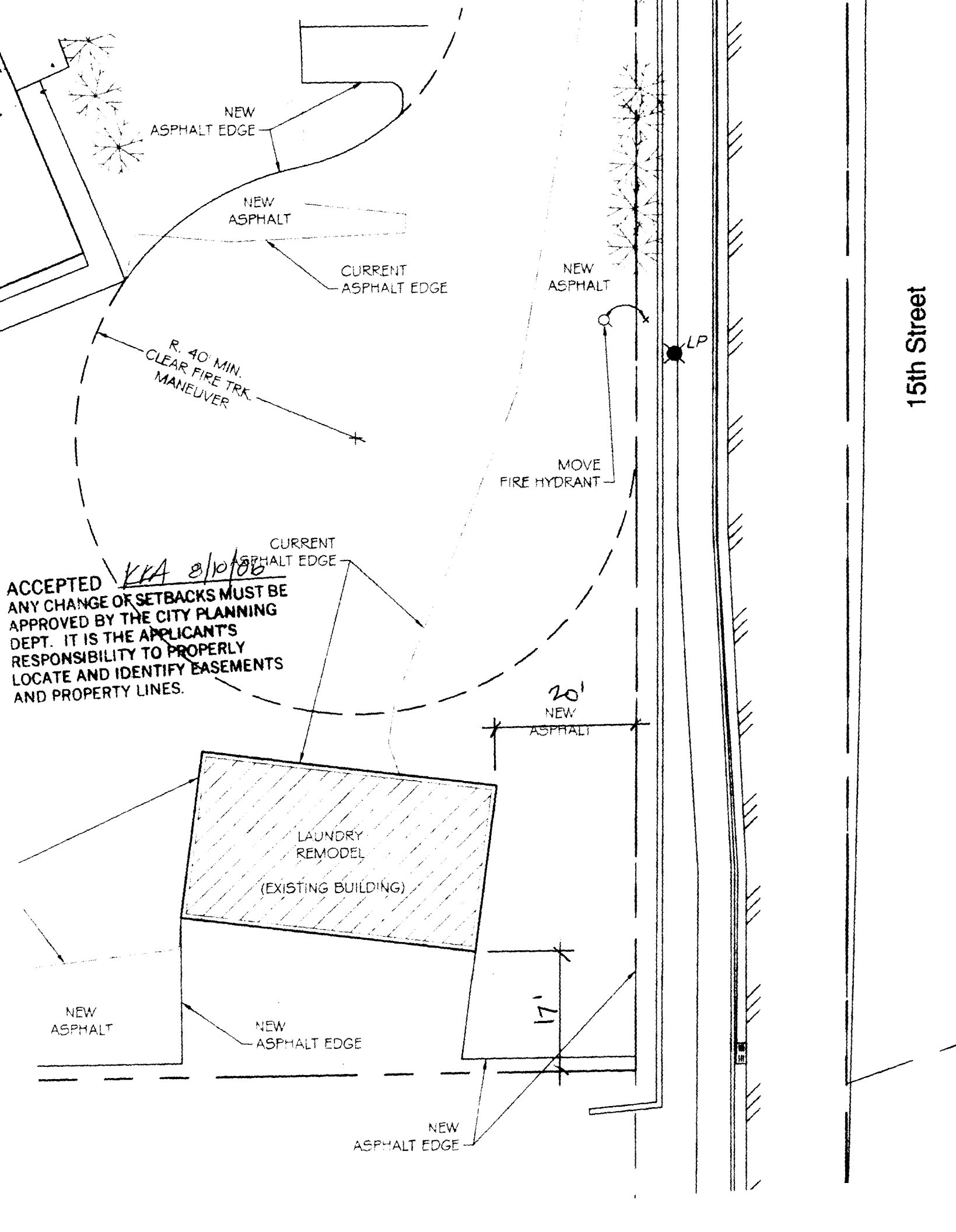
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date _____
 Department Approval [Signature] Date 8/16/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Remodel only</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/16/06</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)



ACCEPTED *KKA 8/10/06*
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.