TCP\$	
Drainage \$	
SIF\$	

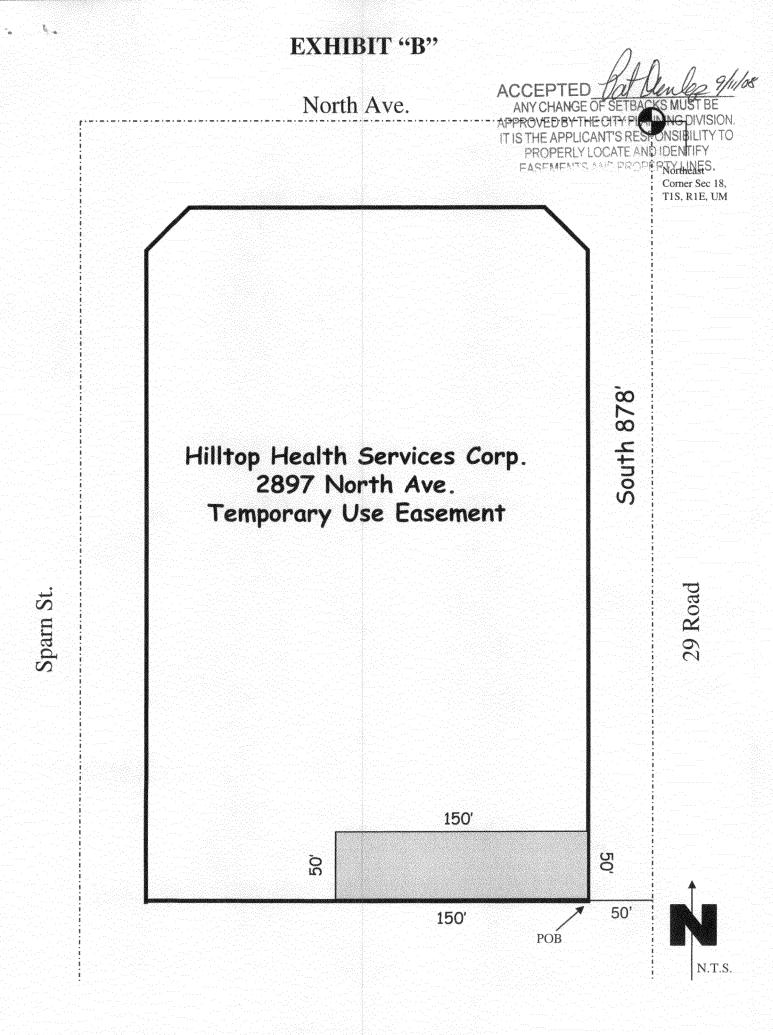
## **PLANNING CLEARANCE**

(Multifamily & Nonresidential Remodels and Change of Use)

Planning \$ 5.00	
Bldg Permit #	
File #	

Inspection \$ Public Works & Pl	lanning Department		
Building Address 2897 North Ave  Parcel No. 2943-181-00-093  Subdivision  Filing Block Lot  OWNER INFORMATION:  Name,    Health Services Co.  Address    Ave.,  City   State   Zip Grand Junction, co.  APPLICANT INFORMATION:  Name Ave.  Address    P.O. Box 20,000	No. of Existing Units		
City / State / Zip <u>Grd. Tct, c0 &amp;1502-50</u> Telephone <u>244-1813</u>	Current Fair Market Value of Structure \$ 47,000		
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 PLANNING STAFF			
zone <u>C-/</u>	Maximum coverage of lot by structures		
SETBACKS: Front from property line (PL)  Side from PL Rear from PL			
Maximum Height of Structure(s)	Floodplain Certificate Required: YES NO		
Voting District Ingress / Egress  Location Approval (Engineer's Initial Modifications to this Planning Clearance must be approved to the proving Clearance must be approved to the proving Clearance must be approved to the proving Clearance must be approved to the control of the control	Special Conditions:  Congletion of road Construction project  als)  (Baylor Henders)  ed, in writing, by the Public Works & Planning Department. The		
	d until a final inspection has been completed and a Certificate of		
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 Levis Dorlac for Mesa County Date 5 ept. 11, 2008  Planning Approval Pat Dunlas Date 9/11/08			
	VES NO WONO. Pa CGVS		
Utility Accounting (Blusley	Date 9/11/08 3654		

VALID FOR SIX MONTHS FROM DATE OF ISSUMANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



## City of Grand Junction GIS Zoning Map ©



APPROVED BY THE CITY PLANNING DIVISION.
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY PROPERTY LINES.
EASEMENTS AND PROPERTY LINES.

http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning\_Map1.mwf