

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>N/A</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 1405 Wellington

SUBDIVISION Fairmont

FILING _____ BLK _____ LOT _____

OWNER Hilltop Health Services

ADDRESS 1331 Hermosa

CITY/STATE/ZIP Grand Jct. CO 81506

APPLICANT FCI Constructors

ADDRESS PO Box 1767

CITY/STATE/ZIP Grand Jct CO 81502

TELEPHONE 434 9093

TAX SCHEDULE NO. 2945-122-00-977

SQ. FT. OF EXISTING BLDG(S) 8471 SF

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 775 SF

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 10 AFTER 10
CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Hilltop GLF

DESCRIPTION OF WORK & INTENDED USE: _____
Interior Remodel and Storage
Additional

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>R-0</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>✓</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: <u>N/A</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: _____ _____ _____
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 Christopher Whelan Date 2/21/08

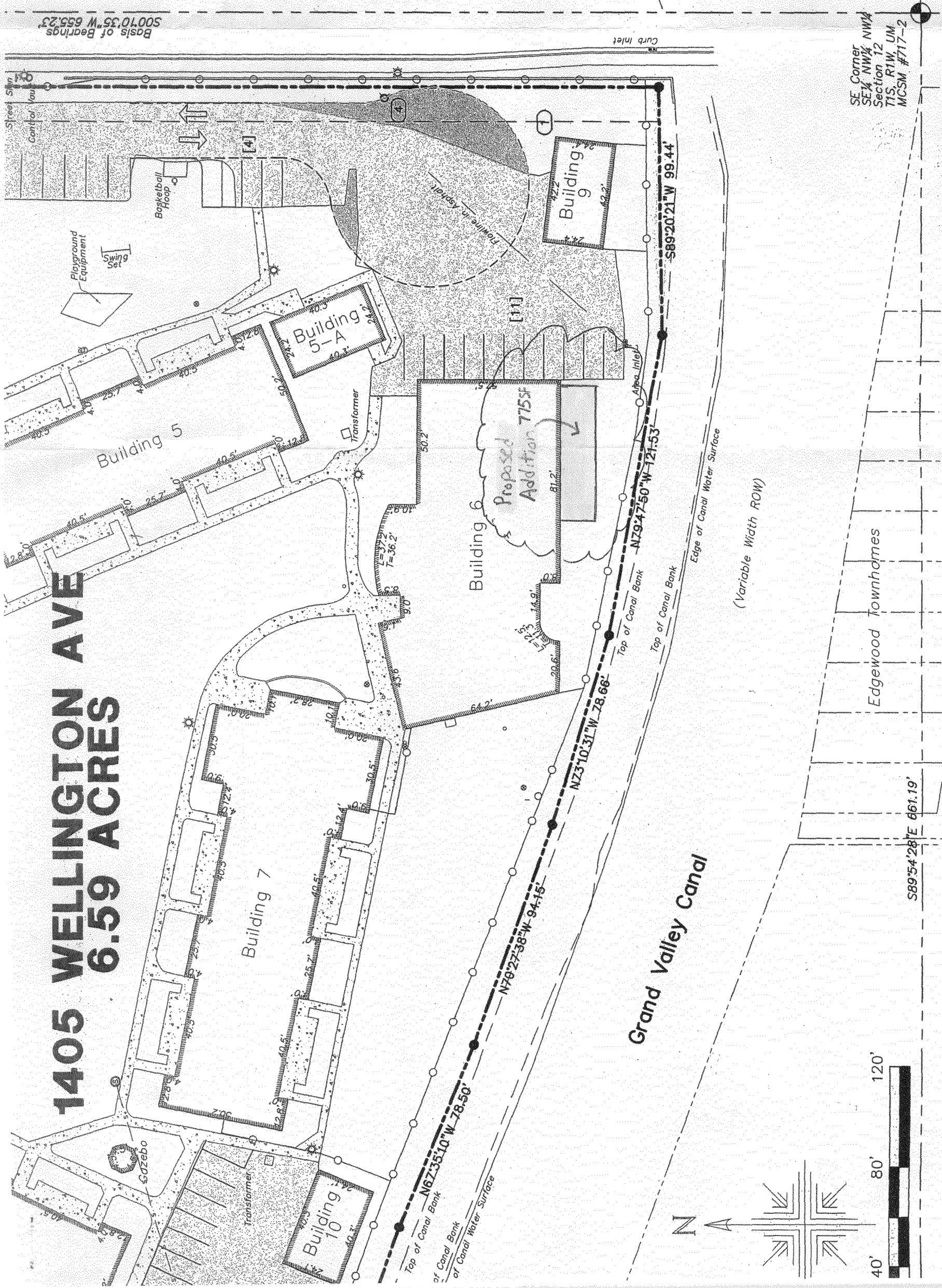
Department Approval Ante J. Castello Date 2/21/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>l. Bensley</u>	Date <u>2/21/08</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)

1405 WELLINGTON AVE 6.59 ACRES



Basis of Bearings
50°10'35" W 655.23'

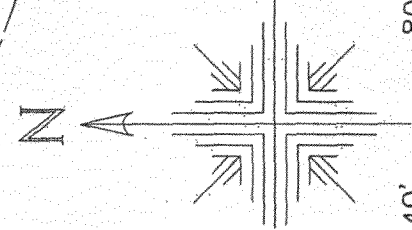
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The Cott

ACCEPTED SL 2/21/08
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

UTILITIES AND
UTE WATER
CITY OF GRAND JUNCTION PUBL
GRAND VALLEY IRRIG
GRAND JUNCTION DRAINAGE
XCE
BRESN

USE	LAND USE	AC
BUILDINGS		1.
PARKING		1.
LANDSCAPE		3.
PATIO		0.
ROW		0.01
TOTAL		6.



SE Corner
SE 1/4 NW 1/4 NW 1/4
Section 12
T15S, R17W, UM
MCSM #717-2

Grand Valley Canal

(Variable Width ROW)

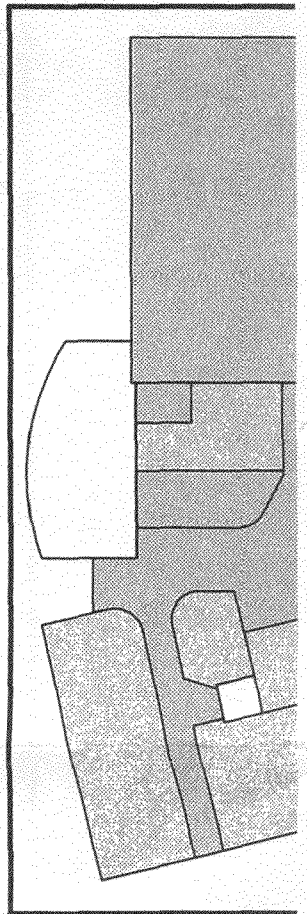
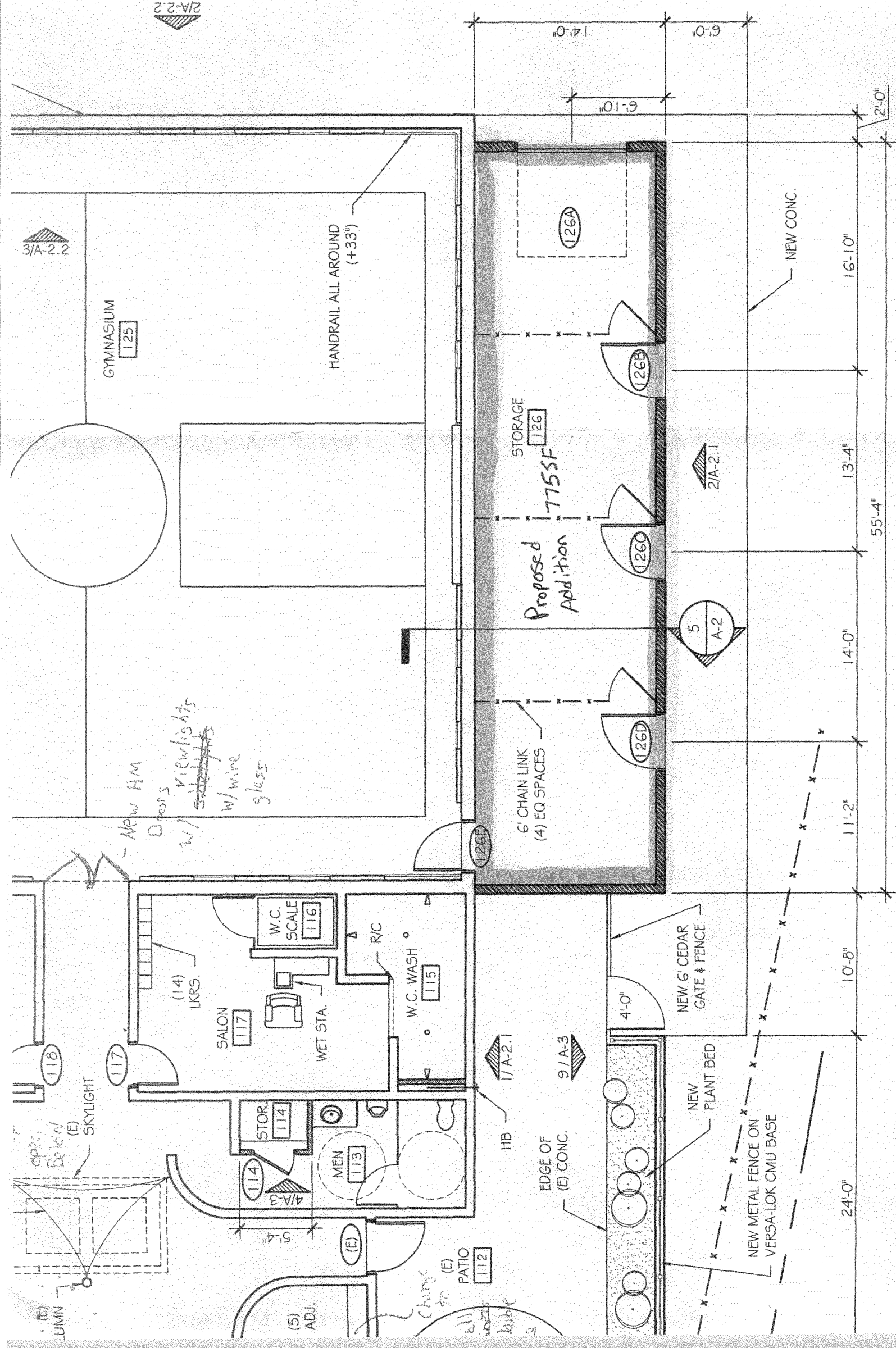
Edgewood Townhomes

S89°54'28"E 661.19'

Curb Inlet

book/117

ACCEPTED *SUC 2/10/08*
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 EASEMENTS AND PROPERTY LINES.



FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

- (E) = EXISTING
- [Solid Line] = (E) 8" AND 12" CMU WALLS REMAIN
- [Hatched Line] = NEW 8" CMU WALL
- [Dashed Line] = NEW 4" CMU WALL
- [Circle with X] = (E) FIRE EXTINGUISHERS REMAIN