

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>2,000</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>73769</u>
FILE # <u>SPR-1999-266</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

el

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2737 ~~2775~~ Crossroads Blvd TAX SCHEDULE NO. 2701-362-34-016

SUBDIVISION Crossroads Col. West Est SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5016

FILING 2 BLK 2 LOT 16 SQ. FT OF EXISTING BLDG(S) 0

OWNER Robert Brownson
Melinda Hicks
Parker Call NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION

ADDRESS 2356 Nth 7th St G.J. NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE 243-9681 USE OF ALL EXISTING BLDGS Medical office

APPLICANT Robert Brownson DESCRIPTION OF WORK & INTENDED USE: Building
Construction and Parking lot
improvements. - Medical Bldg
<20 employees

ADDRESS 2356 Nth 7th G.J. 81501

TELEPHONE 243-9681

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE A.O. LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: — from Property Line (PL) or 45' from center of ROW, whichever is greater
SIDE: 15 from PL REAR: 15 from PL PARKING REQUIREMENT: As per approved site plan

MAXIMUM HEIGHT 65' SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 10 TRAFFIC ZONE 15 ANNEX _____

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 Robert S. Brownson Date Jan 31, 2000

Department Approval Peter Pat Date Jan. 31, 2000

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>12832</u>
Utility Accounting <u>P. Bensley</u>	Date <u>2/2/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)