

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>16,066.00</u>	School Impact \$ <u>0</u>

(P)

BLDG PERMIT NO. <u>79425</u>
FILE # <u>55-2001-018</u>

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

2945-033-14-004

BUILDING ADDRESS 627 25 1/2 Rd TAX SCHEDULE NO. 2945-033-14-010

SUBDIVISION Foresight Park Co. Industry filing 3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24,000

FILING 3 BLK 10 LOT 1-7 inclusive SQ. FT. OF EXISTING BLDG(S) 0

OWNER RMO Land Company NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 550 Patterson Rd G.J 81506 CONSTRUCTION

TELEPHONE 243-8140 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

APPLICANT Same as above USE OF ALL EXISTING BLDGS N/A

ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: Medical offices 2001

TELEPHONE \_\_\_\_\_

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 1-0 LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: Per Plot Plan from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: Per Plan

MAXIMUM HEIGHT per code / 40' SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 10 TRAFFIC ZONE 24 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 [Signature] Manager/Agent Date 5/15/01

Department Approval [Signature] Date 5/15/01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>13968</u>
Utility Accounting <u>C. Bensley</u>	Date <u>5/15/01</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)