

Planning \$ ϕ	Drainage \$ ϕ
TCP \$ <u>#8,127</u>	School Impact \$ ϕ

BLDG PERMIT NO. <u>77802</u>
FILE # <u>SPR-2000-073</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 1190 Bookcliff
 SUBDIVISION Capitol Hill Sub
 FILING _____ BLK _____ LOT 4
 OWNER 12th & Bookcliff, LLC
 ADDRESS 336 Main St. Suite 201
 TELEPHONE 970-243-9428
 APPLICANT Craig A. Helber
 ADDRESS 336 Main St. Suite 201
 TELEPHONE 970-243-9428

TAX SCHEDULE NO. 2945-111-00-014,015,016
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 31,089
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDGS RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE: STRUCTURES DEMO'ED
SUMMER 2000 / CONSTRUCTION OF MEDICAL OFFICE
BUILDING & 70 SPACE PARKING LOT

✓ *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 B-1
 SETBACKS: FRONT: _____ from Property Line (PL) or 45' from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 40%

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 70 spaces
 SPECIAL CONDITIONS: MEDICAL OFFICE USE
 CENSUS TRACT 5 TRAFFIC ZONE 27 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 nonuse of the building(s).

Applicant's Signature Craig A. Helber Date 4-3-00
 Department Approval [Signature] Date 11/1/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>130666</u>
Utility Accounting <u>[Signature]</u>			Date <u>11/7/01</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)