

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

BLDG PERMIT NO.
FILE # <u>RZP-2001-146</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 776 BOOKCLIFF
 SUBDIVISION N/A
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-111-02-971
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 SQ. FT. OF EXISTING BLDG(S) N/A

OWNER ST MARY'S HOSPITAL
 ADDRESS 2635 N. 7th STREET
 TELEPHONE 244-2445

NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER _____
 CONSTRUCTION

APPLICANT KETH ESTRIDGE
 ADDRESS 2635 N. 7th STREET
 TELEPHONE 244-2445

USE OF ALL EXISTING BLDGS HOSPITAL

DESCRIPTION OF WORK & INTENDED USE:
PARKING LOTS EAST & WEST OF 7th STREET, SOUTH OF WELLINGTON

✓ 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 PD (B-1 default zone)
 SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 15 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: See final plans
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 4 TRAFFIC ZONE 26 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 Roberto Sculius Date 6/26/01
 Department Approval J. Gerstenberger, AICP Date 10/15/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Sales Only</u>
Utility Accounting <u>Dotie Vanover</u>			Date <u>2-7-02</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)