

Planning \$ <u>Paid</u>	Drainage \$ <u>    </u>
TCP \$ <u>83,641.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>FP-2003-173</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 3150 N 12TH ST

TAX SCHEDULE NO. 2945-013-00-008

SUBDIVISION \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 78,757

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) 4,902

OWNER WEST TOCOI PRIMARY CARE PARTNERS

NO. OF DWELLING UNITS: BEFORE 1 AFTER 0

ADDRESS 650 S CHERRY STE 920 DENVER, CO 80246

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE 303-331-1031

CONSTRUCTION USE OF ALL EXISTING BLDGS PRIVATE RESIDENCE

APPLICANT TOM PIPER

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 625 PAGOSA CT GJ 81506

NEW MEDICAL OFFICE BUILDING

TELEPHONE 256-0039

✓ 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 P.D.

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

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

PARKING REQUIREMENT: per plan

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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]

Date 11-21-03

Department Approval [Signature]

Date Dec. 2, 2003

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>16792</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/3/03</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)