

Planning \$	Drainage <i>0</i>
TCP \$ <i>5513</i>	School Impact \$ <i>0</i>

BUILDING PERMIT NO. <i>88160</i>
FILE # <i>FP-2002-194</i>

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 2237 Redlands Parkway

TAX SCHEDULE NO. 2945-074-00-010

SUBDIVISION Medowlark Gardens

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,200 sf

FILING _____ BLK _____ LOT 3

SQ. FT OF EXISTING BLDG(S) _____

OWNER Western Valley Family Practice

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 281 North Plum, Fruita, CO 81521

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE (970)858-9894

USE OF ALL EXISTING BLDGS _____

APPLICANT Western Valley Family Practice

DESCRIPTION OF WORK & INTENDED USE: Wood Framed

ADDRESS 281 North Plum, Fruita, CO 81521

Medical Office Building

TELEPHONE (970) 858-9894

✓ *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 (with B-1 default)

LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: per approved bldg envelope
from Property Line (PL) or _____
from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: See approved plan.

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: See Final Plan approval dated Feb. 11, 2003

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 6/11/02

Department Approval [Signature]

Date 2/11/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15728</u>
Utility Accounting <u>[Signature]</u>			Date <u>2-14-03</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)