

Planning \$ <u>0</u>	Drainage <u>0</u> Per R. Davis
TCP \$ <u>0</u> Per R. Davis	School Impact \$ <u>0</u>

G PERMIT NO.
FILE # <u>FP-2003-100</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

AKA: 605 Wellington Ave. ^{by Faye Hall and Lisa Cox}

BUILDING ADDRESS 2635 N. 7th ST

TAX SCHEDULE NO. 2995-112-00-978
2995-112-00-999

SUBDIVISION N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 187,078 SF

FILING N/A BLK N/A LOT N/A

SQ. FT OF EXISTING BLDG(S) N/A

OWNER ST MARY'S HOSPITAL

NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
CONSTRUCTION

ADDRESS 2635 N. 7th ST

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
CONSTRUCTION

TELEPHONE 970-244-2445

USE OF ALL EXISTING BLDGS INFO SERVICES - DEMO
EDUCATION - DEMO

APPLICANT ROBERT D JENKINS

DESCRIPTION OF WORK & INTENDED USE: PARKING GARAGE - NEW

ADDRESS 1000 N. 9th ST #35

NEW PARKING GARAGE w/

TELEPHONE 970-256-1980

408 SPACES. (Up to 427 spaces are

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. permitted. Lisa Cox

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD (with B-1 default)

LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: 20 from Property Line (PL) or N/A from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 15 from PL

PARKING REQUIREMENT: See approved plan.

MAXIMUM HEIGHT 40

SPECIAL CONDITIONS: All hydroseeded areas must be established prior to final acceptance or guaranteed with a Development Improvement Agreement (DIA).

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

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 Robert D. Jenkins Date 5/19/03

Department Approval Lisa E. Cox, ACP Date 5/15/03
5/5/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>5/10/04</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)