

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>9,854.30</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78117</u>
FILE # <u>SS-2000-229</u>

J# 4949

## 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 ~~2746~~ & 2748 Crossroads Blvd. TAX SCHEDULE NO. 2701-362-35-005, 004

SUBDIVISION Crossroads Colorado West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9450 s.f.

FILING 2 BLK 3 LOT 4 & 5 SQ. FT OF EXISTING BLDG(S) None

OWNER Dialysis Clinic Inc. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

ADDRESS 2911 Foster Creighton Dr. NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
Nashville, TN 37204 CONSTRUCTION

TELEPHONE 800-759-5227 USE OF ALL EXISTING BLDGS n/a

APPLICANT Dialysis Clinic Inc. DESCRIPTION OF WORK & INTENDED USE: Fill site  
development including new building  
for Dialysis Clinic.

ADDRESS 2911 Foster Creighton Dr.  
Nashville, TN 37204  
 TELEPHONE 800-759-5227

✓ **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 C-1 LANDSCAPING/SCREENING REQUIRED: YES X NO     

SETBACKS: FRONT: 15' from Property Line (PL) or  
     from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 10' from PL

PARKING REQUIREMENT: per approved plan

SPECIAL CONDITIONS: Landscape and site as  
per approved plan.

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 1 FAR CENSUS TRACT 10 TRAFFIC ZONE 16 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 11/15/00

Department Approval [Signature] Date 3-7-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13785</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/7/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)