

Planning \$ <u>0</u>	Drain <u>0</u>
TCP \$ <u>6050</u>	School Impact \$ <u>0</u>

LDG PERMIT NO.
FILE # <u>FPA-2004-107</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 1050 ~~1050~~ WELLINGTON

SUBDIVISION LITTLE BOOKCLIFF (REPLAT)

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

OWNER LMC INVESTMENTS, LLC

ADDRESS 790 WELLINGTON AVE, STE 105

CITY/STATE/ZIP GRAND JCT, CO 81501

APPLICANT SHAW CONSTRUCTION

ADDRESS 760 HORIZON DR

CITY/STATE/ZIP GRAND JCT, CO 81506

TELEPHONE 242-9236

TAX SCHEDULE NO. 2945-111-20-008

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9,660

**MULTI-FAMILY:**

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

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

USE OF ALL EXISTING BLDG(S) N/A

DESCRIPTION OF WORK & INTENDED USE: NEW FACILITY - MEDICAL OFFICES

*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 <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or <u>NA</u> from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>15</u> from PL	PARKING REQUIREMENT: <u>See approved site plan</u>
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	_____

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 DARRYL JAMISSET Date 5.19.04

Department Approval AKCP Senior Planner Date 9-1-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>017614</u>
Utility Accounting <u>(Signature)</u>	Date <u>9/21/04</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)