

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

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

Existing Acc #  
12187-7585

## 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 2635 N. 7th ST

SUBDIVISION N/A

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

OWNER ST MARY'S HOSPITAL

ADDRESS 2635 N. 7th ST

CITY/STATE/ZIP GRAND JCT, CO 81501

APPLICANT ROBERT D JENKINS

ADDRESS 2635 N. 7th ST

CITY/STATE/ZIP GRAND JCT, CO 81501

TELEPHONE 970-256-1980

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

TAX SCHEDULE NO. 2945-112-00-971  
2945-112-10-975  
2945-112-10-998

SQ. FT. OF EXISTING BLDG(S) 120 SF

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 120 SF

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER N/A  
CONSTRUCTION

USE OF ALL EXISTING BLDG(S) IRRIGATION PUMP HOUSE FOR HOSPITAL

DESCRIPTION OF WORK & INTENDED USE: RELOCATE PUMP HOUSE, INSTALL STORM & SAN SEWERS, CONSTRUCT TEMP RING ROAD

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 2/28/06

Department Approval [Signature]

Date 2/28/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>3/8/06</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)