

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A

BLDG PERMIT NO.
FILE # R2-2006-232

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 2440 N. 11TH STREET TAX SCHEDULE NO. 2945-111-25-023

SUBDIVISION WELLINGTON BUSINESS PARK SQ. FT. OF EXISTING BLDG(S) N/A

FILING REPLAT BLK _____ LOT 3R SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER ST. MARY'S HOSPITAL MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 2635 N. 7TH STREET NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION

CITY/STATE/ZIP GJ CO 81501 USE OF ALL EXISTING BLDG(S) _____

APPLICANT _____

ADDRESS _____

CITY/STATE/ZIP _____

TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: CONTRACTOR STAGING AREA FOR THE DURATION OF THE CENTURY PROJECT AT ST MARY'S HOSPITAL.

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

STAGING AREA TO BE REMOVED AT COMPLETION OF CENTURY PROJECT.

ZONE <u>PD, PLANNED DEV.</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>N/A</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>N/A</u> from PL REAR: <u>N/A</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>N/A</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND STORMWATER MANAGEMENT PLAN.</u>
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 Robert P. Pelius Date 5/16/07

Department Approval Justin P. [Signature] Date 5-16-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SURCHARGE.</u>
Utility Accounting <u>a</u>	Date <u>5/17/07</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)