

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

BLDG PERMIT NO.
FILE # <u>SPR-2006-128</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

12187-7585 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2635 N. 7TH STREET

TAX SCHEDULE NO. 2945-112-10-998

SUBDIVISION \_\_\_\_\_

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

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A  
CONSTRUCTION TRAILERS.

OWNER ST. MARY'S HOSPITAL

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

ADDRESS 2635 N. 7TH STREET

CITY/STATE/ZIP GRAND JUNCTION CO  
81501

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT FCI

USE OF ALL EXISTING BLDG(S) N/A

ADDRESS 2339 N. 7TH STREET

DESCRIPTION OF WORK & INTENDED USE: PLACEMENT OF  
10 CONSTRUCTION TRAILERS FOR CONTRACTOR  
USAGE DURING CONSTRUCTION OF CENTURY  
PROJECT.

CITY/STATE/ZIP GRAND JUNCTION CO  
81501

PHIL LAFARA

TELEPHONE 985-0733

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 Planned Development</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>N/A</u>	SPECIAL CONDITIONS: <u>PER APPROVED PLAN SET</u> <u>DRAWING FROM FILE # SPR-2006-128</u> <u>AND BUILDING (TRAILER) LOCATION</u> <u>PLAN: BUILDING MUST BE</u> <u>SETBACK A MINIMUM 30' FROM</u> <u>BOOKLEFF AVENUE.</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 [Signature] Date 5/3/07  
 Department Approval [Signature] Date 4-26-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	NOT HOLDING WTR / SWR W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/3/07</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)