

Planning \$ <u>Pa</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>710.00</u>	

Buildg Permit No.
File # <u>MSP 2008-394</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2775 Crossroads Blvd
 SUBDIVISION Crossroads Colorado West RePlat
 FILING _____ BLK 1 LOT 9

TAX SCHEDULE NO. 2701-361-30-009
 SQ. FT. OF EXISTING BLDG(S) N/A Parking Lot
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Rocky Mountain Hmo
 ADDRESS 2775 CROSSROADS BLVD
 CITY/STATE/ZIP CO / CO / 81506

MULTI-FAMILY: Parking Lot
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT David Detwiler
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970-261-6360

USE OF ALL EXISTING BLDG(S) adj - office bldg Rm Hmo
 DESCRIPTION OF WORK & INTENDED USE:
PARKING LOT (temporary)

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <u>adjacent to ROW only - Phase 1</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>as proposed</u>
MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
<i>no structures proposed</i>	SPECIAL CONDITIONS: <u>Phase 2 upon future proposal - Phase 2 improvements must be submitted by march 2, 2011. RSE</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 3-2-09
 Planning Approval Ronnie Edwards Date 3/2/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>3/17/09</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)