

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

Bldg Permit No.
File # <u>PFP - 2007-116</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2635 N 7<sup>TH</sup> STREET  
 SUBDIVISION N/A  
 FILING N/A BLK N/A LOT N/A

TAX SCHEDULE NO. 2945-112-10-998  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 384

OWNER ST. MARY'S HOSPITAL  
 ADDRESS 2635 N 7<sup>TH</sup> STREET  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81506

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1 CONSTRUCTION

APPLICANT EVAN LARSON  
 ADDRESS 2339 N 7<sup>TH</sup> STREET  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81506

USE OF ALL EXISTING BLDG(S) N/A  
 DESCRIPTION OF WORK & INTENDED USE: IMPROVE SITE INTO PARK W/ SIDEWALK, LANDSCAPE AND GAZEBO.

TELEPHONE 970-985-0711  
*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD, Planned Development</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>    </u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>10'</u> from PL REAR: <u>15'</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>40'</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <u>    </u> NO <u>X</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	SPECIAL CONDITIONS: <u>Per approved site drawings dated 7/8/10</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.

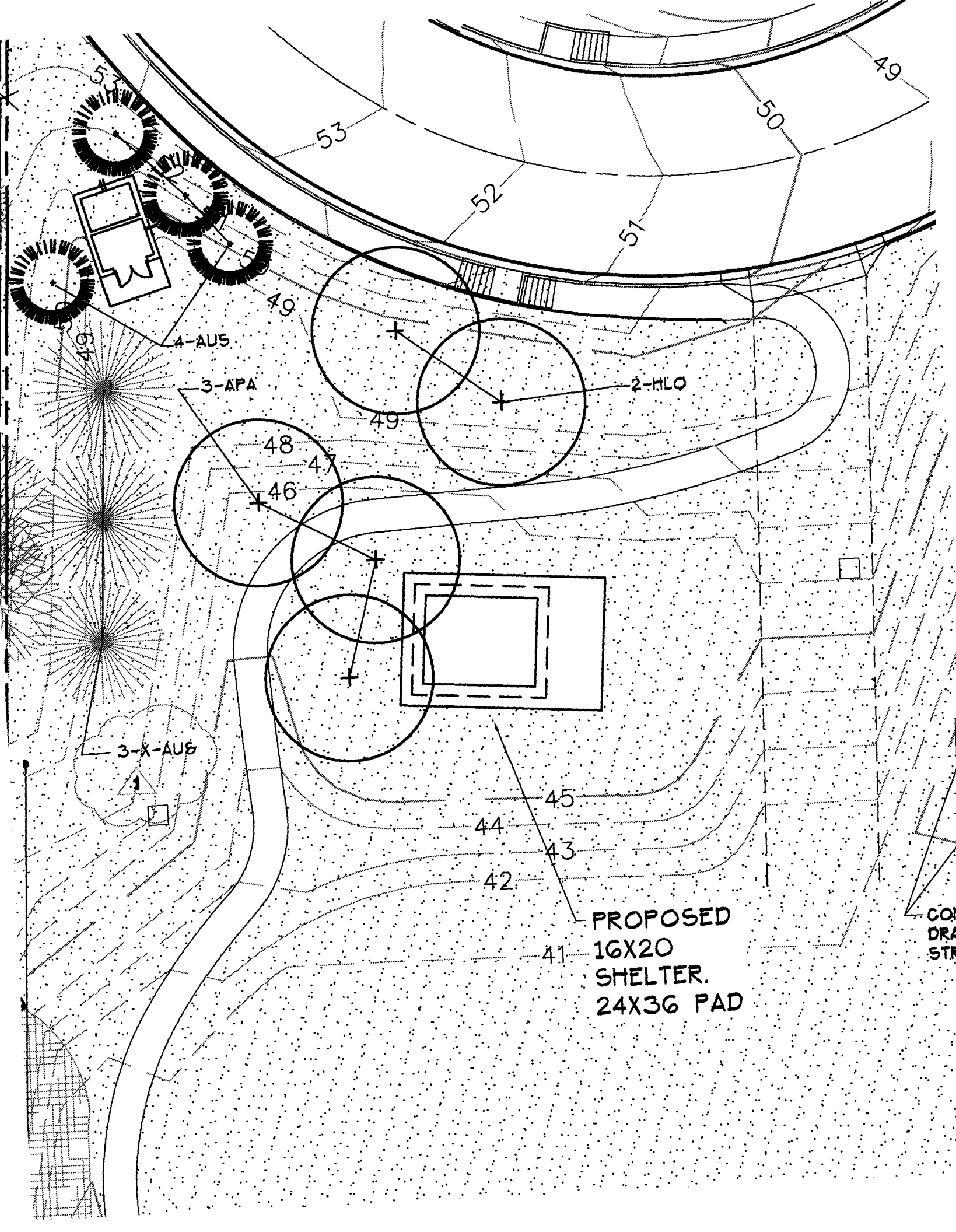
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 6/9/10  
 Planning Approval [Signature] Date 7/8/10

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>7/9/10</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)



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51

49

4-AUS

3-APA

2-HLO

49

48

47

46

3-X-AUS

45

44

43

42

41

PROPOSED  
16X20  
SHELTER.  
24X36 PAD

CON  
DRA  
STR