

DATE SUBMITTED: 10/21/85

PERMIT # 24294  
FEE 6/10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1065 Walnut St.

SQ. FT. OF BLDG: 210 SF

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:  
2945 111 00 971

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1 # Hospital

PROPERTY OWNER: Community Hospital

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Same Francis Cnstr.

Medical

PHONE: 242-0920 434-9093

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:  
C/T Scanner Facility Add.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F As per R #19-83

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: approved plan

CENSUS TRACT #: 6

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: NA  
C.O. released 2-19-86 M.S.

SPECIAL CONDITIONS: ① will not encroach into existing parking ② will submit overall plan for hospital master plan including sq. footage & expansion.

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/21/85

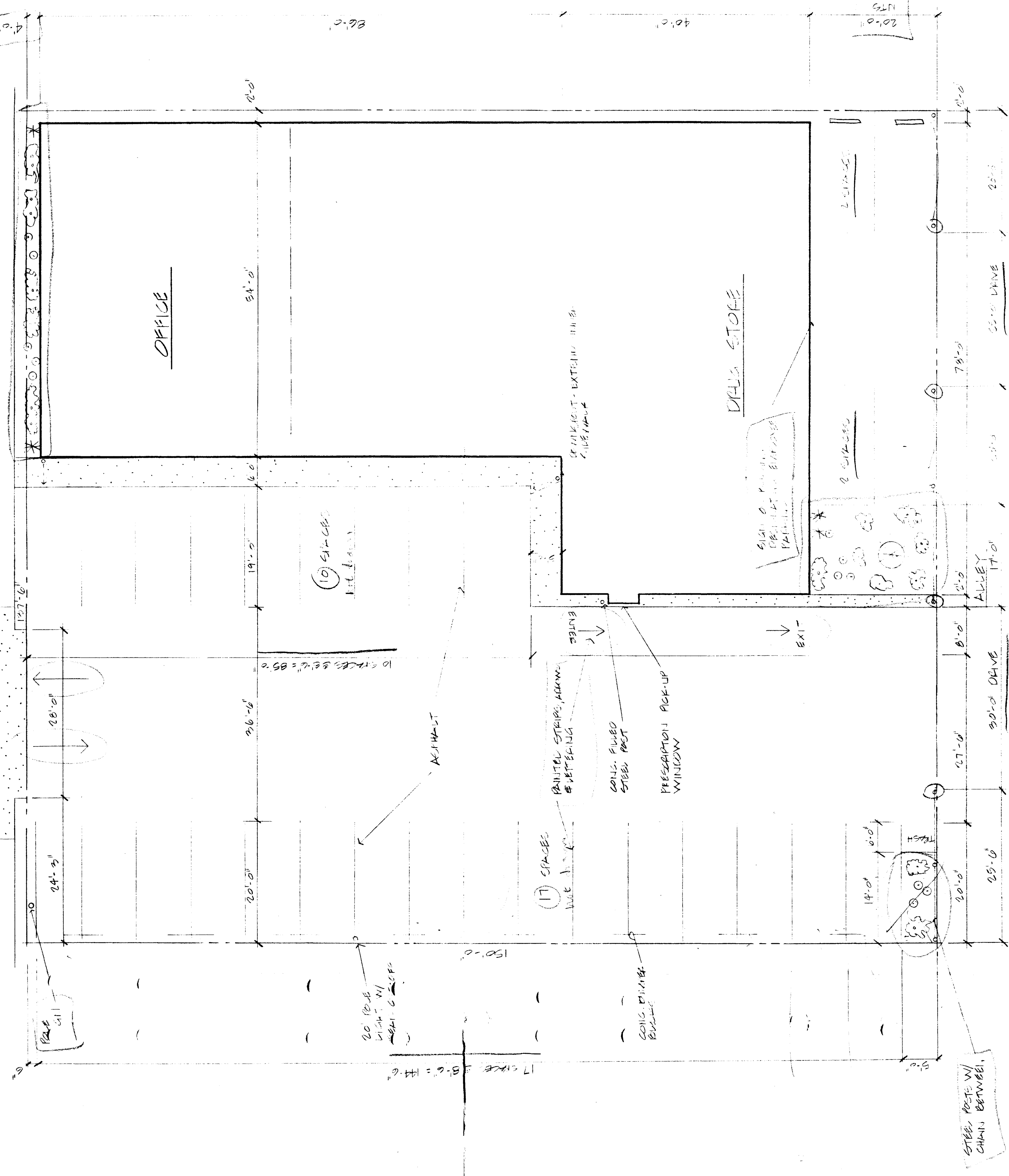
APPROVED BY: BG

Roger Zimmwatt  
SIGNATURE

Site 102 AVENUE

EXISTING CURB & CUTTER

NEW JOB DRIVEWAY PER CITY STANDARDS. REMOVE EXIST. CURB. BACK TO NEAREST POINT



**PROJECT DATA**

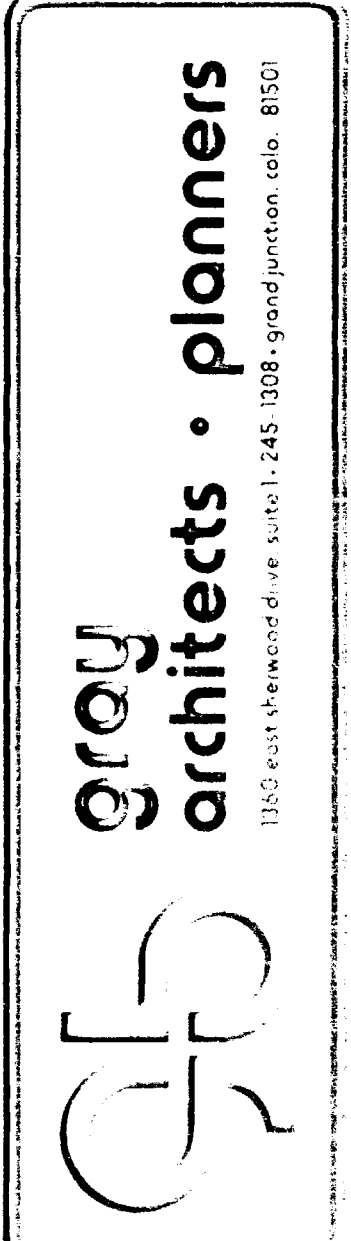
- 1847 SF OFFICE + 2000 SF RETAIL + 1000 SF DRUG STORE
- 1000 SF STAIRS / RESTROOM IN RETAIL
- 7400 SF TOTAL AREA
- PAVING PROVIDED: 30 SPACES
- LANDSCAPING PROVIDED: 17 SPACES
- MINIMUM EXISTING EXTERIOR FINISHES

**LANDSCAPING LEGEND**

- MOCH (Y) Min of 588 sq ft
- ORIENTAL JASMINE (\*)
- ORIENTAL JASMINE (O)
- BARRETT OR GUTENBERG (O)

date 11/27/07  
 drawn G.P.  
 title  
 sheet 01.03  
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AN ALCO BUILDING FOR  
 GRAND AVENUE RETAIL



**SITE PLAN**  
 SCALE: 1"=10'