

DATE SUBMITTED: 5/14/86

PERMIT # 25367

FEE \$25⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

80x56 4480
6425x2 12850
3731

BLDG ADDRESS: 1065 WALNUT

SQ. FT. OF BLDG: 16581

SUBDIVISION: Community Hospital

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-111-00-971

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Community Hospital

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1065 WALNUT

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
ADD ON & Remodel

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

FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: AS PER PLAN

CENSUS TRACT #: 27

LANDSCAPING/SCREENING: See File #1983

TRAFFIC ZONE: 5

SPECIAL CONDITIONS: _____

Minor change

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.)

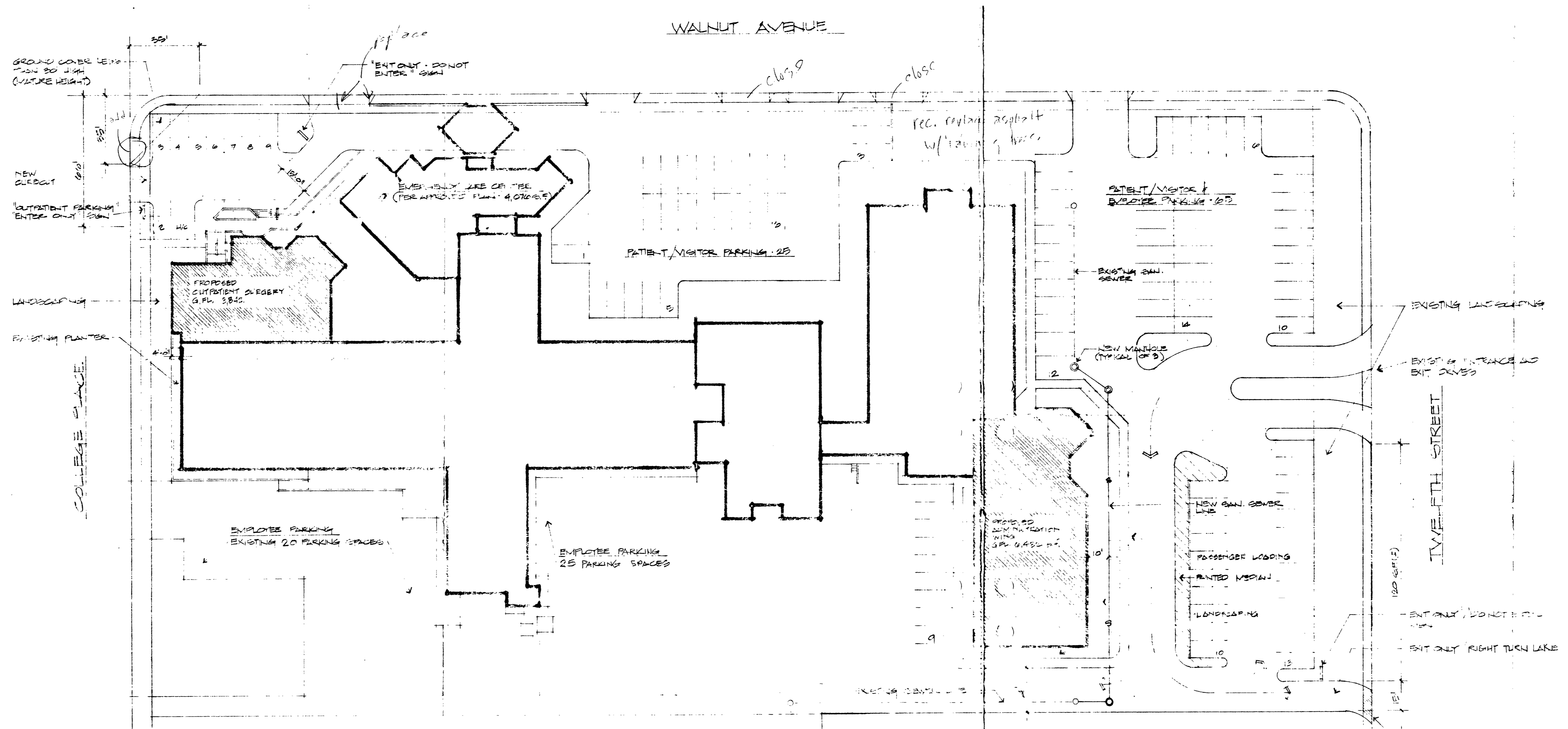
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 5/14/86

APPROVED BY: Linda

[Signature]
SIGNATURE



SITE PLAN

SITE INFORMATION

PROPOSED EMPLOYEE PARKING	= 25 SPACES
PROPOSED VISITOR/PATIENT PARKING	= 108 SPACES
PROPOSED TOTAL	= 133 SPACES
REQUIRED EMPLOYEE PARKING	= 40 SPACES
REQUIRED VISITOR/PATIENT PARKING	= 37 SPACES
REQUIRED TOTAL	= 77 SPACES
APPROVED LANDSCAPE TOTAL	= 20,000 SQ FT
PROPOSED LANDSCAPE TOTAL	= 4,000 SQ FT
EXISTING PARKING	= 170 SPACES

THIS PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.