

DATE SUBMITTED: 4/20/89

PERMIT # _____

FEE N/A

PLANNING CLEARANCE P'D W. MINOR CHANGE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2635 N. 7th

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-112-00-971

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: ST MARY'S HOSPITAL

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 7th & PATTERSON

HOSPITAL COMPLEX

PHONE: 244-2273

DESCRIPTION OF WORK AND INTENDED USE:
SHOP BLDG.
Site Plans in file #27-89

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

SETBACKS: F _____ S _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: _____

CENSUS TRACT #: 4

LANDSCAPING/SCREENING: _____

TRAFFIC ZONE: 26

And file #26-84 Request for Major's
See file #27-89 Minor Change 1989

SPECIAL CONDITIONS: SEE ATTACHED
MINOR CHANGE APPROVAL

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: 4/28/89

Robert Pulius
SIGNATURE

APPROVED BY: And Watzel as per
KGM

file 26-86

ROBERT D. JENKINS/AIA
ARCHITECT

April 25, 1989

City Planning Department
City of Grand Junction
Grand Junction, CO 81501

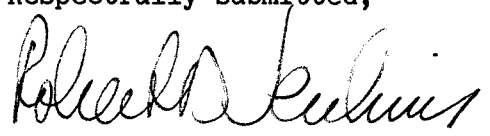
RE: Building Relocation
St Mary's Hosiptal & Medical Center

St Mary's Hospital & Medical Center desires to relocate an existing 40' x 24' steel building from its present site, adjacent to the Main Hospital Building, to a new site north of the existing Engineering Building. Please reference the attached drawing A-1.

The northmost corner of the relocated building is proposed to lie 62'-9" from the new Monument Line of Patterson Road. Due to the recent reconstruction of Patterson Road, the Right-of-Way width of the roadway varies from 1st Street to 7th Street, as does the position of the Monument Line. As a result, the "Center Line" of Right-of-Way, as well as building setbacks based upon the "Center Line", become quite inconsistent as tools for determining building location.

The Hospital requests approval of the proposed site for the relocated building, with a setback of 62'-9" from Roadway Monument Line, recognizing that the prescribed setback from "Center Line" of Roadway is 65'-0".

Respectfully submitted,



Robert D. Jenkins/AIA



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

April 28, 1989

Mr. Robert D. Jenkins
620 Main Street
P.O. Box 121
Grand Junction, CO 81502

Dear Mr. Jenkins:

I have reviewed your request to reduce the setback from Patterson Road for the relocation of a shop building at St. Mary's hospital. My review shows that the reduction is not significant and will not have adverse impacts on surrounding properties or public facilities. You may consider this letter as approval of a minor change to St. Mary's Planned Development approval. A planning clearance and building permit will be required prior to relocation.

Please let me know if you have any questions regarding this approval.

Sincerely,

Karl G. Metzner
Director of Planning

KGM/tt

xc: File #26-86