

DATE SUBMITTED: 8/26/91

PERMIT NO. 39646

FEE \$ no fee

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2323 N 7th Street

SQ. FT. OF BLDG: 1900

SUBDIVISION: See attached

SQ. FT. OF LOT: 36,000

FILING NO. ___ BLK NO. ___ LOT NO. ___

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 2945-111-00-107

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: St Mary's Hospital
Western Colorado Pediatric Investments

USE OF EXISTING BUILDINGS: medical offices

ADDRESS: 2323 N. 7th Street

DESCRIPTION OF WORK AND INTENDED USE: interior remodel for medical offices

TELEPHONE: 243-5437

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE B-1

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT ___

GEOLOGIC HAZARD: YES ___ NO ___

SIDE ___ REAR N/A

CENSUS TRACT: 4

MAXIMUM HEIGHT ___

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING REQUIRED: existing parking

SPECIAL CONDITIONS: interior remodel - no change in use

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Porter
Department Approval
8/26/91
Date Approved

Jim Dunlop
Applicant Signature
8/26/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).