

DATE SUBMITTED: 12/10/91

PERMIT NO. 40624

FEE \$ X

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 16th & Center 2401 N, 7th SQ. FT. OF BLDG: 2300

SUBDIVISION _____ SQ. FT. OF LOT: 5000 approx.

FILING # _____ BLK # 00 LOT # 97B NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-112-00-998 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER St. Mary's Hospital USE OF EXISTING BUILDINGS: Doctors Clinic

ADDRESS 7th & Patterson DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

TELEPHONE: 244-2273

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

FOR OFFICE USE ONLY

ZONE _____ FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____ CENSUS TRACT: 5 TRAFFIC ZONE: 27

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

INTERIOR REMODEL

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.

A. Barrett
Department Approval
12/10/91
Date Approved

AB 4/6/92

[Signature]
Applicant Signature
12/10/91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)