

DATE SUBMITTED: 10/23/92

PERMIT NO. 43329 ✓

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2401 N. 7<sup>TH</sup>

SQ. FT. OF BLDG: 2,000

SUBDIVISION \_\_\_\_\_

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

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

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-111-00-978

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER St. Mary's Hospital

USE OF EXISTING BUILDINGS:  
MEDICAL OFFICES

ADDRESS 2635 N. 7<sup>TH</sup>

DESCRIPTION OF WORK AND INTENDED USE:  
INTERIOR REMODEL

TELEPHONE: 244-2169

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

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

ZONE \_\_\_\_\_  
SETBACKS: FRONT \_\_\_\_\_  
SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MAXIMUM HEIGHT \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_  
*change*  
*no*  
*of zone*

FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT: 4 TRAFFIC ZONE: 26  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_

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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.

[Signature]  
Department Approval  
10/23/92  
Date Approved

[Signature]  
Applicant Signature  
\_\_\_\_\_  
Date

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