

DATE SUBMITTED 9-17-93

BUILDING PERMIT NO. 463472

FEE \$ N/C

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 2635 N. 7th St.
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 TAX SCHEDULE NO. 2945-112-00-971
 OWNER St. Mary's Hospital
 ADDRESS 2635 N. 7th St.
 TELEPHONE 244-2169

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF FAMILY UNITS _____
 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____
 USE OF EXISTING BLDGS HOSPITAL
 DESCRIPTION OF WORK AND INTENDED USE:
REMODEL LINEXR ACCELERATION ROOM

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PB
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
 Side _____ from property line
 Rear _____ from property line
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO
 GEOLOGIC HAZARD: YES _____ NO _____
 CENSUS TRACT 4 TRAFFIC ZONE 26
 Parking Req'mt _____
 File Number _____
 Special Conditions: _____

*Interior Remodel
 only chg in
 NO 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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval *Maria Kelly*
 Date Approved 9-17-93

Applicant Signature *John M. Powell*
 Date 9-17-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)