

DATE SUBMITTED

7-27-93

BUILDING PERMIT NO.

45781 ✓

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 2525 N. 8TH

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1874 SF

SUBDIVISION WELLINGTON MEDICAL

SQ. FT. OF EXISTING BLDG(S) _____

FILING 1 BLK — LOT —

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-111-15-009

NO. OF BLDGS ON PARCEL _____

OWNER St. Mary's Hosp Inc

BEFORE THIS CONSTRUCTION _____

ADDRESS 2635 N. 7TH STREET

USE OF EXISTING BLDGS MEDICAL

TELEPHONE 244-2169

DESCRIPTION OF WORK AND INTENDED USE:
LAB AND OFFICE REMODEL

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

ZONE _____

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 4 TRAFFIC ZONE 25

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

INT. REMODEL ONLY

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 Petty

Applicant Signature John M. Sewell

Date Approved 7-27-93

Date 7-27-93

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

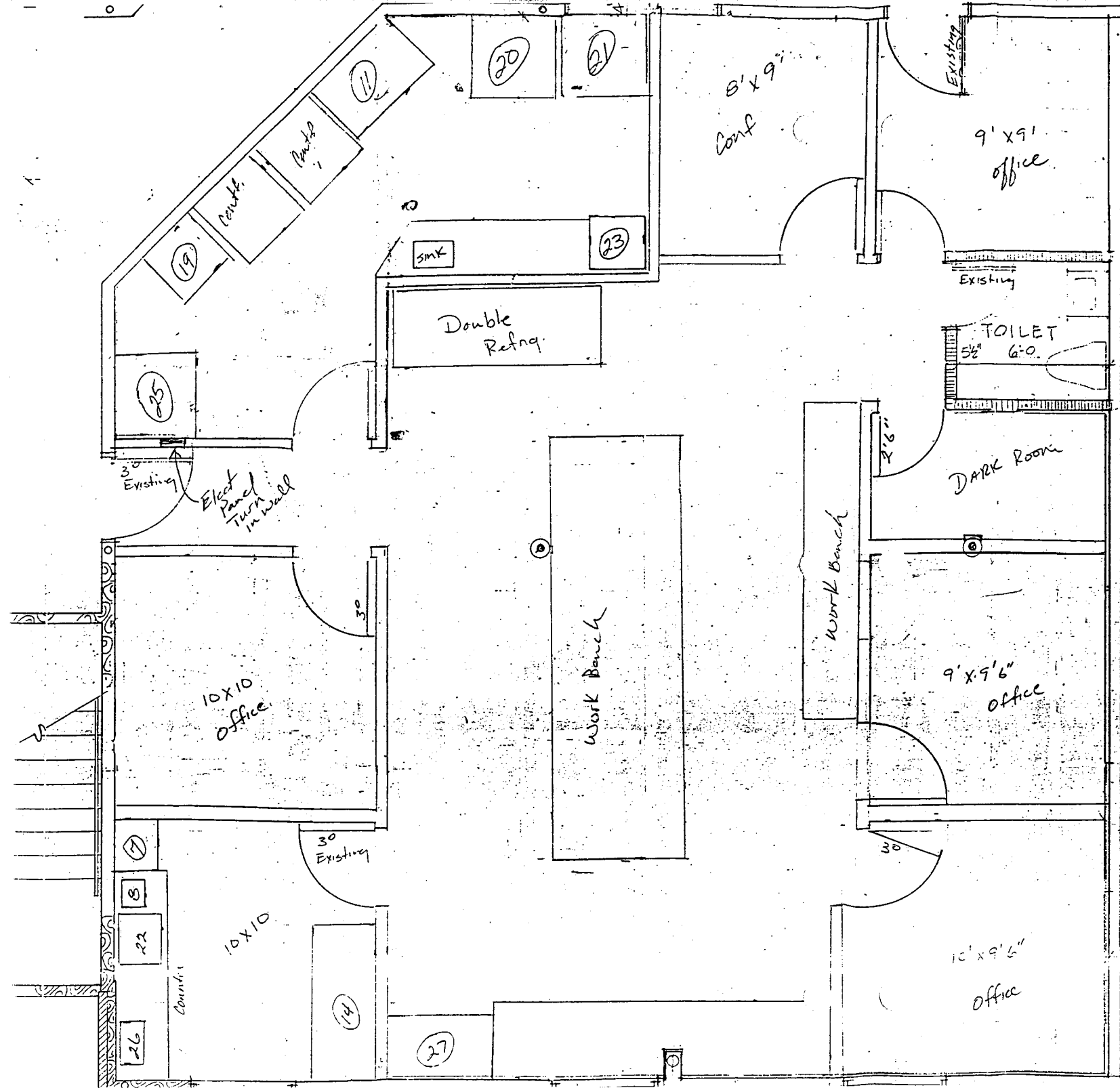
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

7/2/93

PHIPPS NEWELL CONSTRUCTION, INC.
553 25 1/2 ROAD • P.O. BOX 3360
GRD. JCT., MO 81502 PH. 242-3548



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MR. RSE 7-27-93

S. MARY'S RESEARCH LAB
 WELLINGTON BUILDING

1/4" = 1'-0"