

DATE SUBMITTED 1-7-94

BUILDING PERMIT NO. 473211

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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. 3945-112-00-771
OWNER St. Mary's Hospital
ADDRESS 2635 N. 7th
TELEPHONE 244-2164

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:
PBX EQUIPMENT 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 26
CENSUS TRACT 4 TRAFFIC ZONE _____
Parking Req'mt _____
File Number _____
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). 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 *Marian Pety*
Date Approved 1-7-94

Applicant Signature *John R. Hill*
Date 1-7-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

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