

FEE \$	<u>PDR-95-102</u>
TCP \$	<u>- 0 -</u>
DRAINAGE FEE \$	<u>- 0 -</u>

BLDG PERMIT NO.	<u>53762</u>
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

UPP
for

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2035 N. 7th Street</u>	TAX SCHEDULE NO. <u>2945-112-00 971</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2000</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>St. Mary's Hospital</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS <u>2035 N. 7th Street</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE <u>244-2167</u>	USE OF ALL EXISTING BLDGS <u>HOSPITAL</u>
(2) APPLICANT <u>JEAN NEWELL (PVEL)</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>533 25 1/2 Rd</u>	<u>NEW PHARMACY FOR CITY MARKET @ ST. MARY'S</u>
(2) TELEPHONE <u>242-3540</u>	

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PZ</u>	Landscaping / Screening Required: YES ___ NO ___
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear _____ from PL	Special Conditions: <u>See File # PDR 95-102</u>

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 26 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Jean Newell Date 10-3-95

Department Approval Marcia Babideaux Date 10-3-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3017-0620-01-4

Utility Accounting [Signature] Date 10-3-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PATTERSON AVENUE

MESA COUNTY HEALTH DEPT

EXISTING PARKING

RELOCATE
EXISTING
MOTORCYCLE
PARKING

AREA "C"
MECHANICAL EQUIPMENT
ENCLOSURE
430 SF

ACCEPTED *KP 10/3/95*
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.

NEW ISLAND W/
AREA LIGHTING
& FIRE HYDRANT

RELOCATE
EXISTING
BIKE RACK

AREA "A"
OUTPATIENT PHARMACY
2,000 SF

ABANDON
8 PARKING SPACES

EXISTING PARKING

EXISTING MOB
CANOPY AND
ENTRANCE

INTERIOR
PHARMACY
ENTRANCE

SEVENTH STREET