

FEE \$	10.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55786
FILE #	PDR-95-102

3017-0620-01-4

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2635 N. 7 TH STREET	TAX SCHEDULE NO.	2945-112-00-471
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	4760
FILING _____ BLK _____ LOT _____		SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	S. MACY HOSPITAL	NO. OF DWELLING UNITS	
(1) ADDRESS	2635 N. 7 TH STREET	BEFORE: _____ AFTER: _____	CONSTRUCTION
(1) TELEPHONE	244-2164	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	PHIPP NEWELL CONSTRUCTION, INC.	BEFORE: _____ AFTER: _____	CONSTRUCTION
(2) ADDRESS	553 25 ^{1/2} ROAD G.T.	USE OF ALL EXISTING BLDGS	HOSPITAL
(2) TELEPHONE	242-3545	DESCRIPTION OF WORK & INTENDED USE:	_____
			ONCOLOGY ADDITION & REMODEL

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PB Landscaping / Screening Required: YES NO existing

SETBACKS: Front _____ from Property Line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Parking Req'mt existing

Special Conditions: _____

Maximum Height _____ as per approved plan

Maximum coverage of lot by structures _____

CENS.T. 4 T.ZONE 26ANNX #

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 John M. Powell Date 4-9-96

Department Approval Kathy Porter Date 4-9-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. _____

Utility Accounting Attendants Date 4-9-96

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)

EXISTING MOB
CANOPY AND
ENTRANCE

INTERIOR
PHARMACY
ENTRANCE

NEW CANOPY
ENTRANCE

EXISTING
ONCOLOGY
ENTRANCE

AREA "B"
RADIATION ONCOLOGY
SIMULATOR ADDITION
530 SF W/ NEW COVERED
CANOPY ENTRANCE

ARKING

ACCEPTED *KP 4/9/90*
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.

CENTER STREET