

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55287
FILE #	PDR-45-102

3017-0620-014

**PLANNING CLEARANCE**

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



(425-Patterson)

Grand Junction Community Development Department

BLDG ADDRESS 2635 N. 7th TAX SCHEDULE NO. 2945-112-00-971

SUBDIVISION Sisters of Charity SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Sinclair's Hospital NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2635 N. 7th NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 244-7528 USE OF ALL EXISTING BLDGS Hospital

(2) APPLICANT Lib Enterprises DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1001 W. 7th St 31, G-J interior remodel

(2) TELEPHONE 245-2040

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

ZONE PB THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Landscaping / Screening Required: YES \_\_\_ NO \_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Special Conditions: interior only

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 [Signature] Date Feb 29, 96

Department Approval [Signature] Date 2/29/96

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

Utility Accounting cell (CR) Date 2-29-96

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)