

FEE \$ <u>10.00</u>
TCP \$ <u>NA</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>57946</u>
FILE # <u>NA</u>

PLANNING CLEARANCE

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

✓
 #X17

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2635 N. 7th ST TAX SCHEDULE NO. 2945-112-00-977

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER ST MARY'S HOSPITAL NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 2635 N 7th ST NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) TELEPHONE 244-2170 USE OF ALL EXISTING BLDGS HOSPITAL

(2) APPLICANT ROBERT D JENKINS DESCRIPTION OF WORK & INTENDED USE: MOBILE

(2) ADDRESS 1000 N. 7th ST #35 CLINIC DRIVE & CONCRETE PAD

(2) TELEPHONE 256-1980 & EMERGENCY ENTRANCE ROAD

✓ 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 FB 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: _____

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. _____ T.ZONE _____ 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 Robert D Jenkins Date 9/30/96

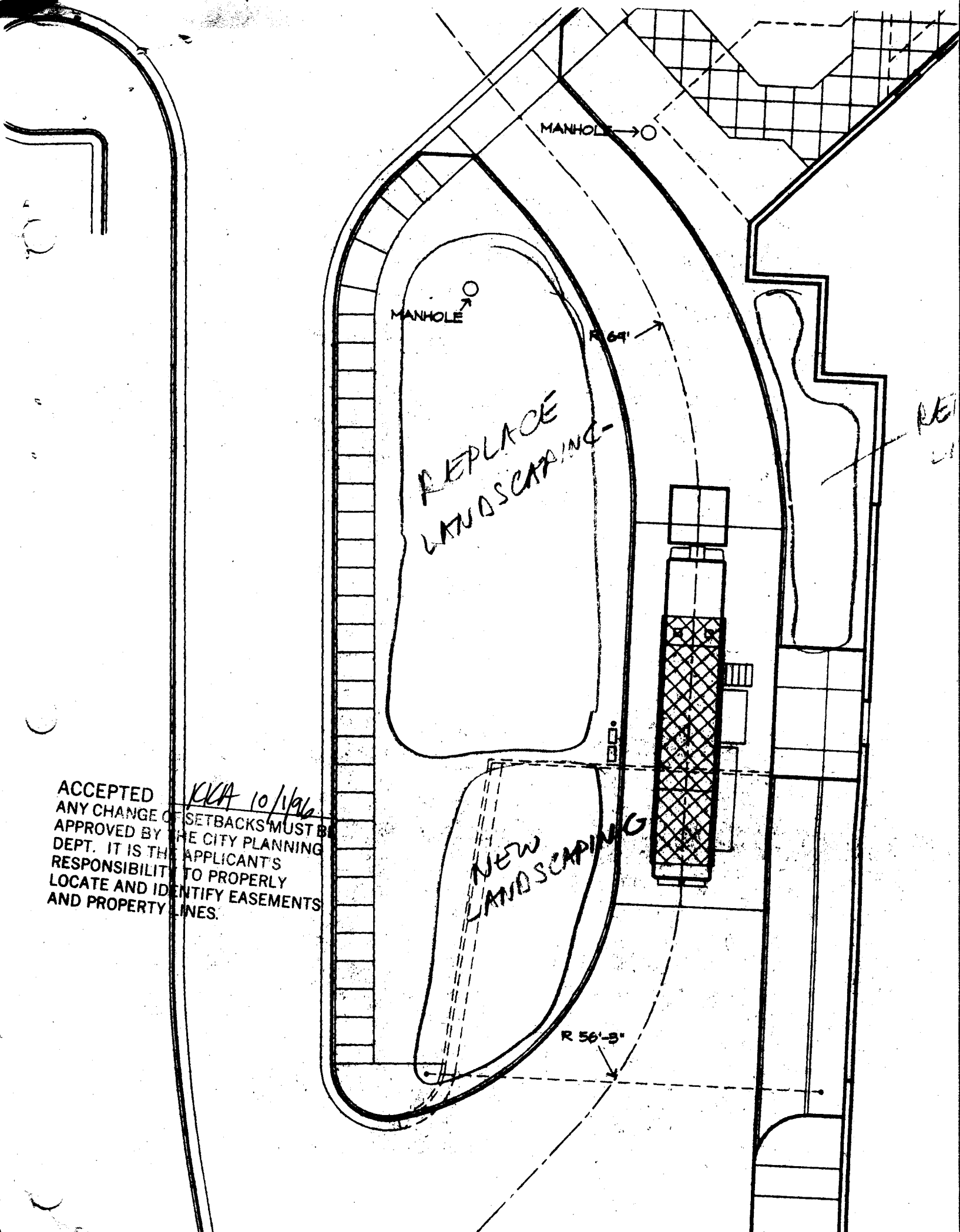
Department Approval [Signature] Date 10/1/96

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

Utility Accounting [Signature] Date 10-1-96

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)



MANHOLE

MANHOLE

REPLACE
LANDSCAPING

NEW
LANDSCAPING

R 64'

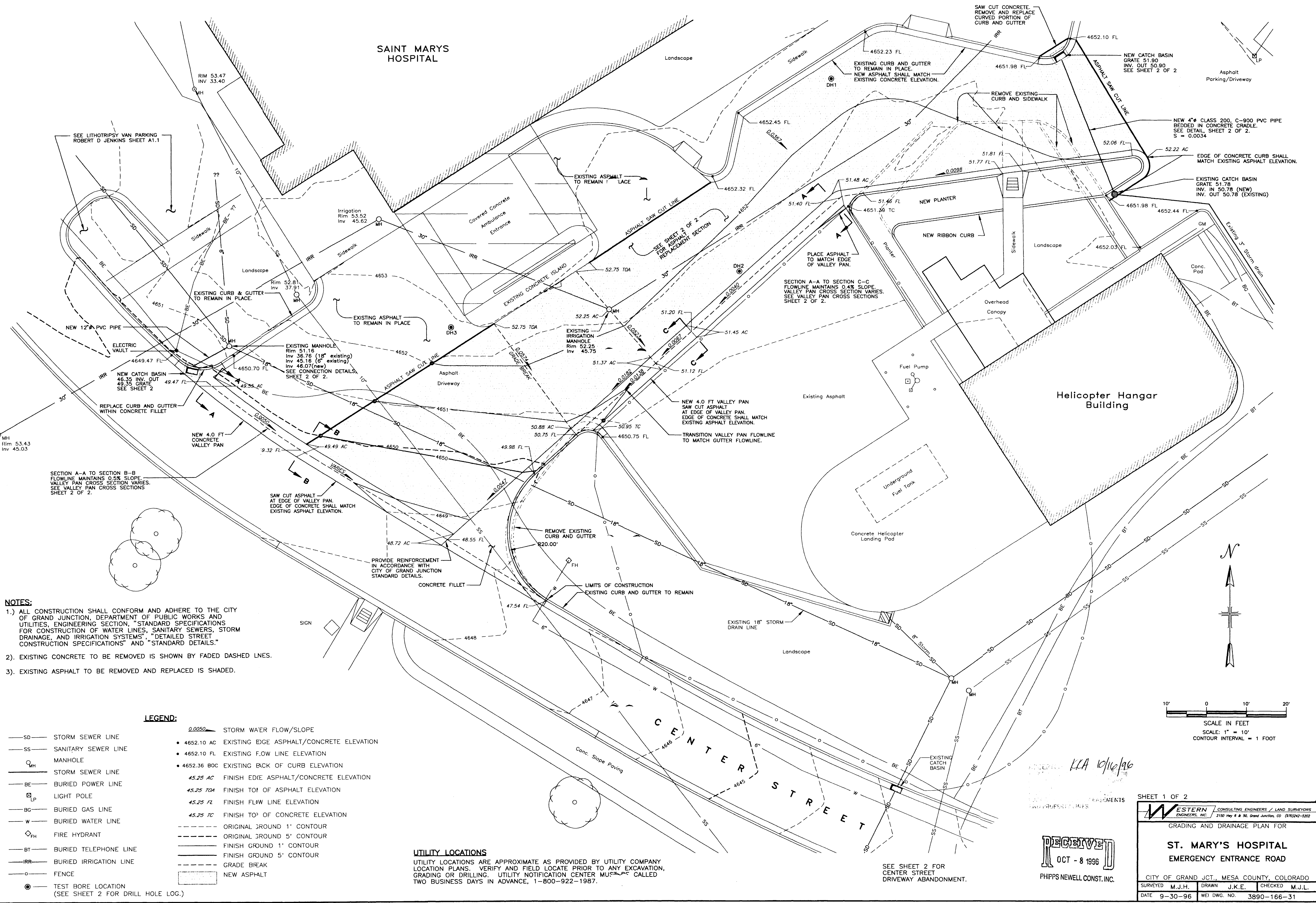
R 56'-9"

ACCEPTED *KKA 10/19/6*
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.

SAINT MARYS
HOSPITAL

Helicopter Hangar
Building

CENTER
STREET



- NOTES:**
- 1.) ALL CONSTRUCTION SHALL CONFORM AND ADHERE TO THE CITY OF GRAND JUNCTION, DEPARTMENT OF PUBLIC WORKS AND UTILITIES, ENGINEERING SECTION, "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER LINES, SANITARY SEWERS, STORM DRAINAGE, AND IRRIGATION SYSTEMS", "DETAILED STREET CONSTRUCTION SPECIFICATIONS" AND "STANDARD DETAILS."
 - 2.) EXISTING CONCRETE TO BE REMOVED IS SHOWN BY FADED DASHED LINES.
 - 3.) EXISTING ASPHALT TO BE REMOVED AND REPLACED IS SHADED.

LEGEND:

- | | | | |
|-----------------|---|---------------|--|
| —SD— | STORM SEWER LINE | 0.0050 | STORM WATER FLOW/SLOPE |
| —SS— | SANITARY SEWER LINE | • 4652.10 AC | EXISTING EDGE ASPHALT/CONCRETE ELEVATION |
| ○ _{MH} | MANHOLE | • 4652.10 FL | EXISTING F.O.W LINE ELEVATION |
| — | STORM SEWER LINE | • 4652.36 BOC | EXISTING BACK OF CURB ELEVATION |
| —BE— | BURIED POWER LINE | 45.25 AC | FINISH EDGE ASPHALT/CONCRETE ELEVATION |
| ○ _{LP} | LIGHT POLE | 45.25 TGA | FINISH TOI OF ASPHALT ELEVATION |
| —BG— | BURIED GAS LINE | 45.25 FL | FINISH FLOW LINE ELEVATION |
| —W— | BURIED WATER LINE | 45.25 TC | FINISH TOI OF CONCRETE ELEVATION |
| ○ _{FH} | FIRE HYDRANT | --- | ORIGINAL GROUND 1' CONTOUR |
| —BT— | BURIED TELEPHONE LINE | --- | ORIGINAL GROUND 5' CONTOUR |
| —IRR— | BURIED IRRIGATION LINE | --- | FINISH GROUND 1' CONTOUR |
| ○ | FENCE | --- | FINISH GROUND 5' CONTOUR |
| ○ | TEST BORE LOCATION
(SEE SHEET 2 FOR DRILL HOLE LOG.) | --- | GRADE BREAK |
| | | --- | NEW ASPHALT |

UTILITY LOCATIONS

UTILITY LOCATIONS ARE APPROXIMATE AS PROVIDED BY UTILITY COMPANY LOCATION PLANS. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, GRADING OR DRILLING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-922-1987.

SHEET 1 OF 2

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
ENGINEERS, INC. 2100 Hwy 8 & 96, Grand Junction, CO 81502-5502

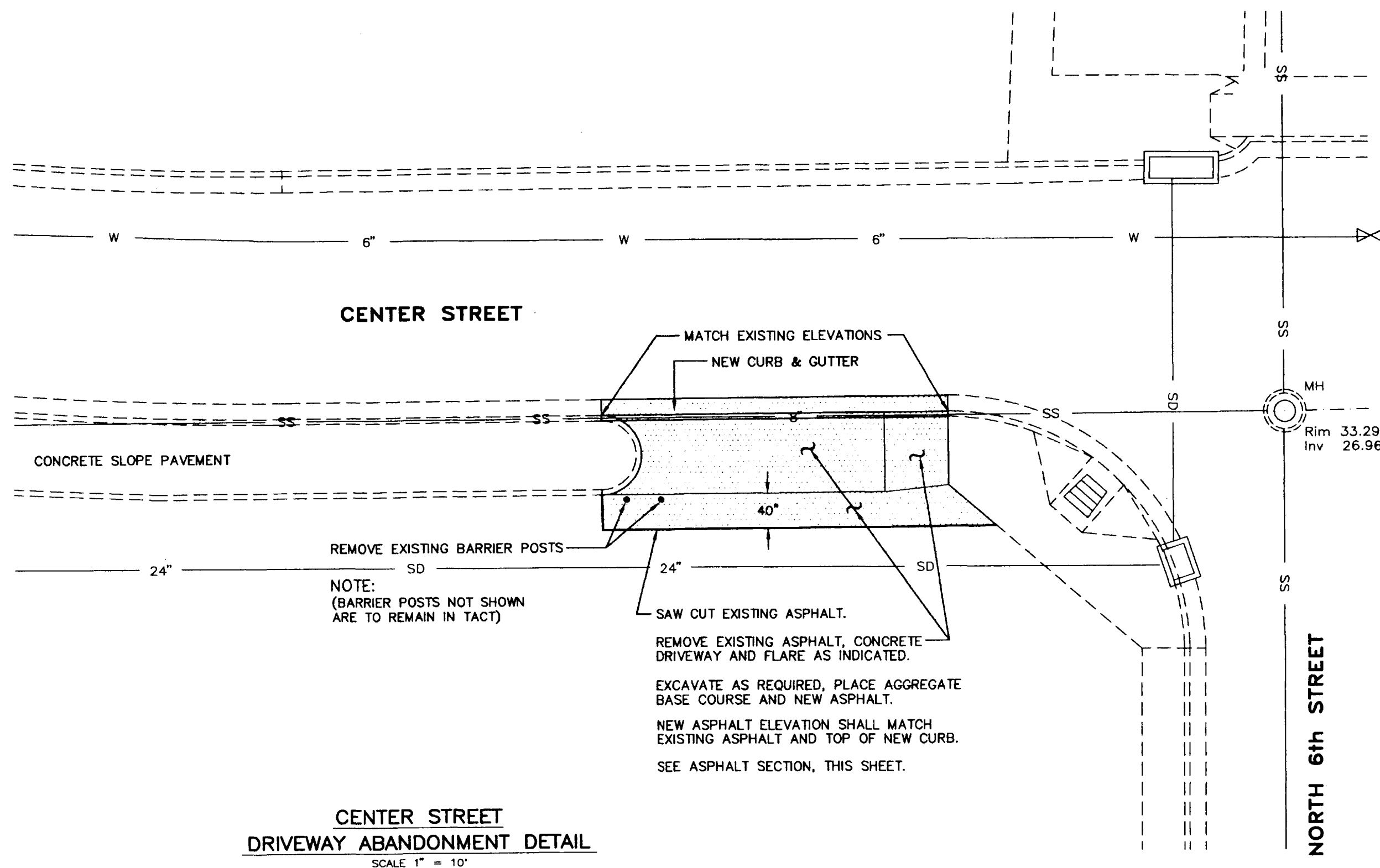
GRADING AND DRAINAGE PLAN FOR

ST. MARY'S HOSPITAL
EMERGENCY ENTRANCE ROAD

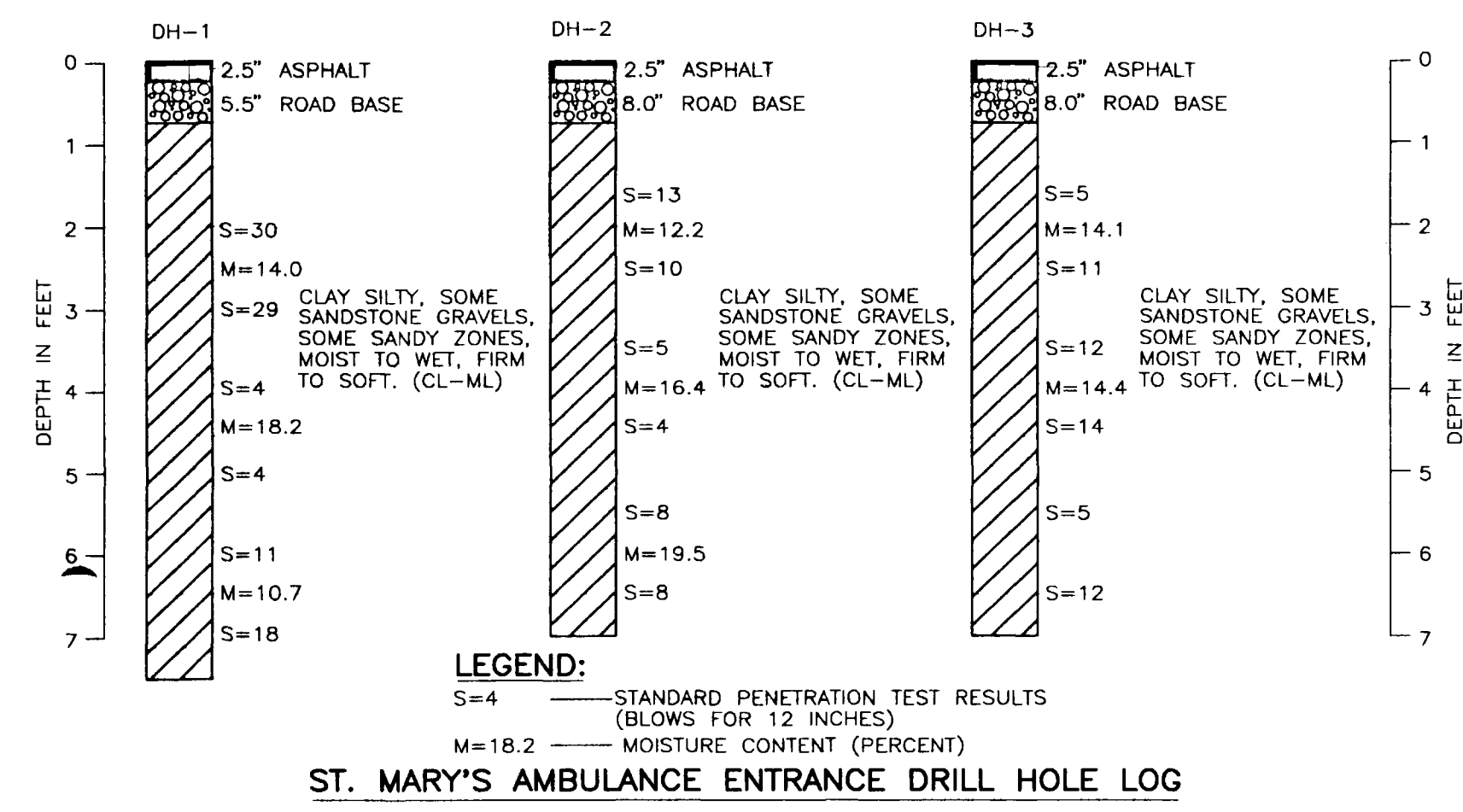
CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED M.J.H.	DRAWN J.K.E.	CHECKED M.J.L.
DATE 9-30-96	WEI DWS. NO. 3890-166-31	

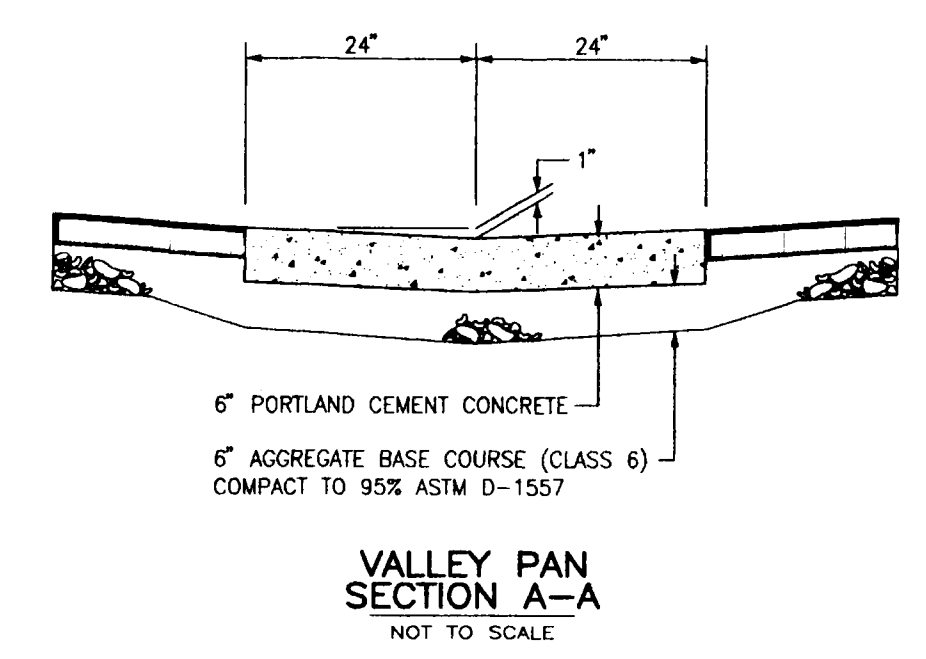
PHIPPS NEWELL CONST. INC.
OCT - 8 1996



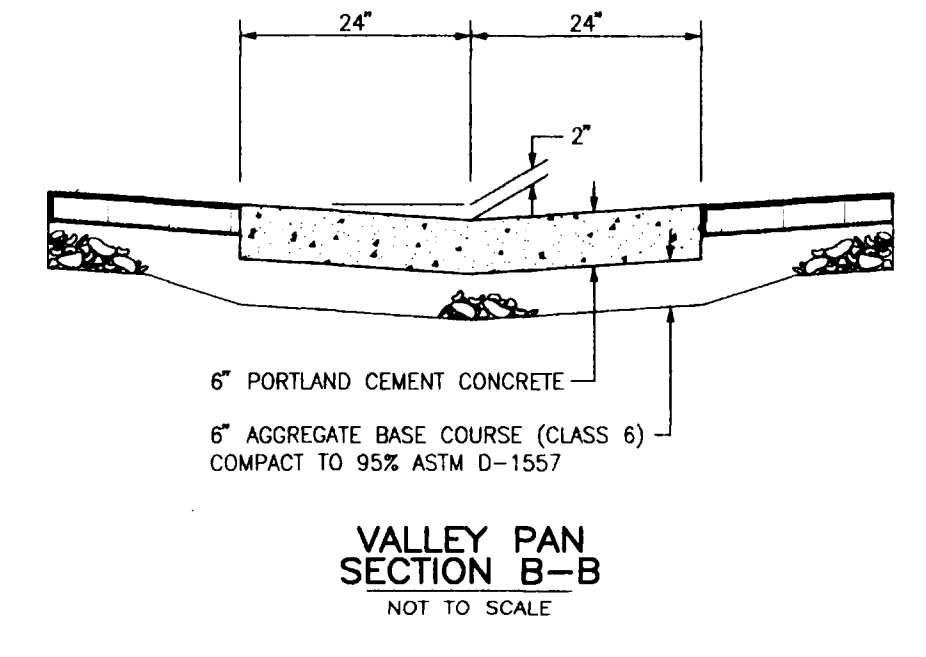
CENTER STREET DRIVEWAY ABANDONMENT DETAIL
SCALE 1" = 10'



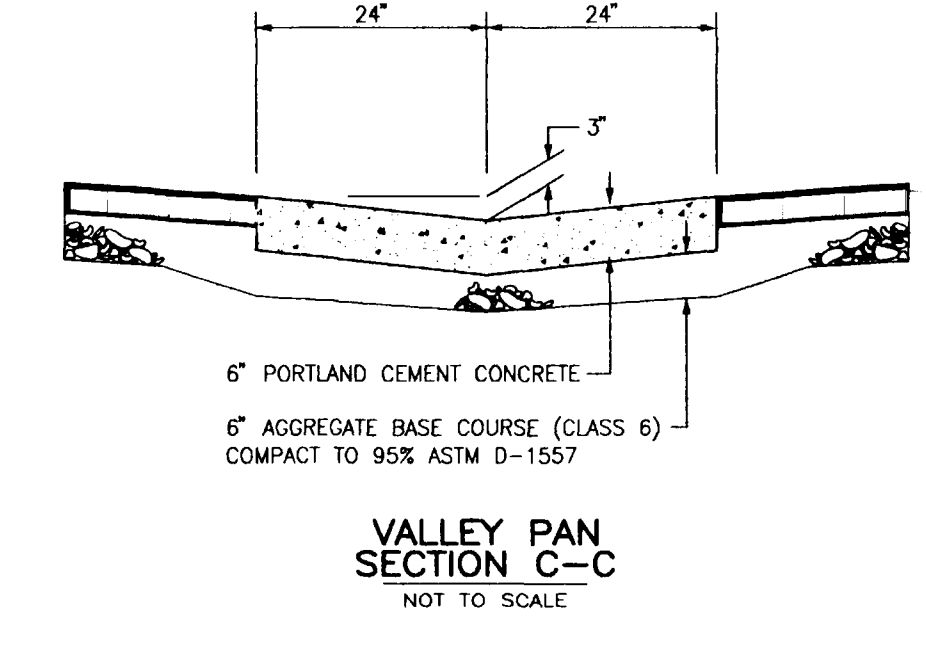
ST. MARY'S AMBULANCE ENTRANCE DRILL HOLE LOG



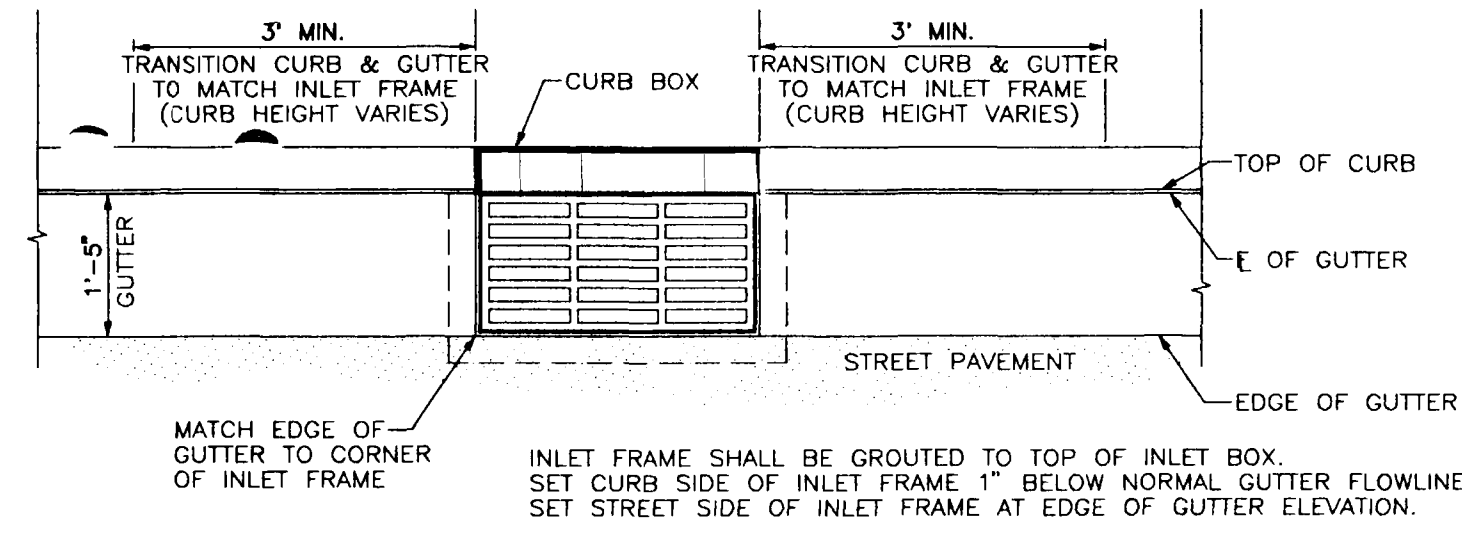
VALLEY PAN SECTION A-A
NOT TO SCALE



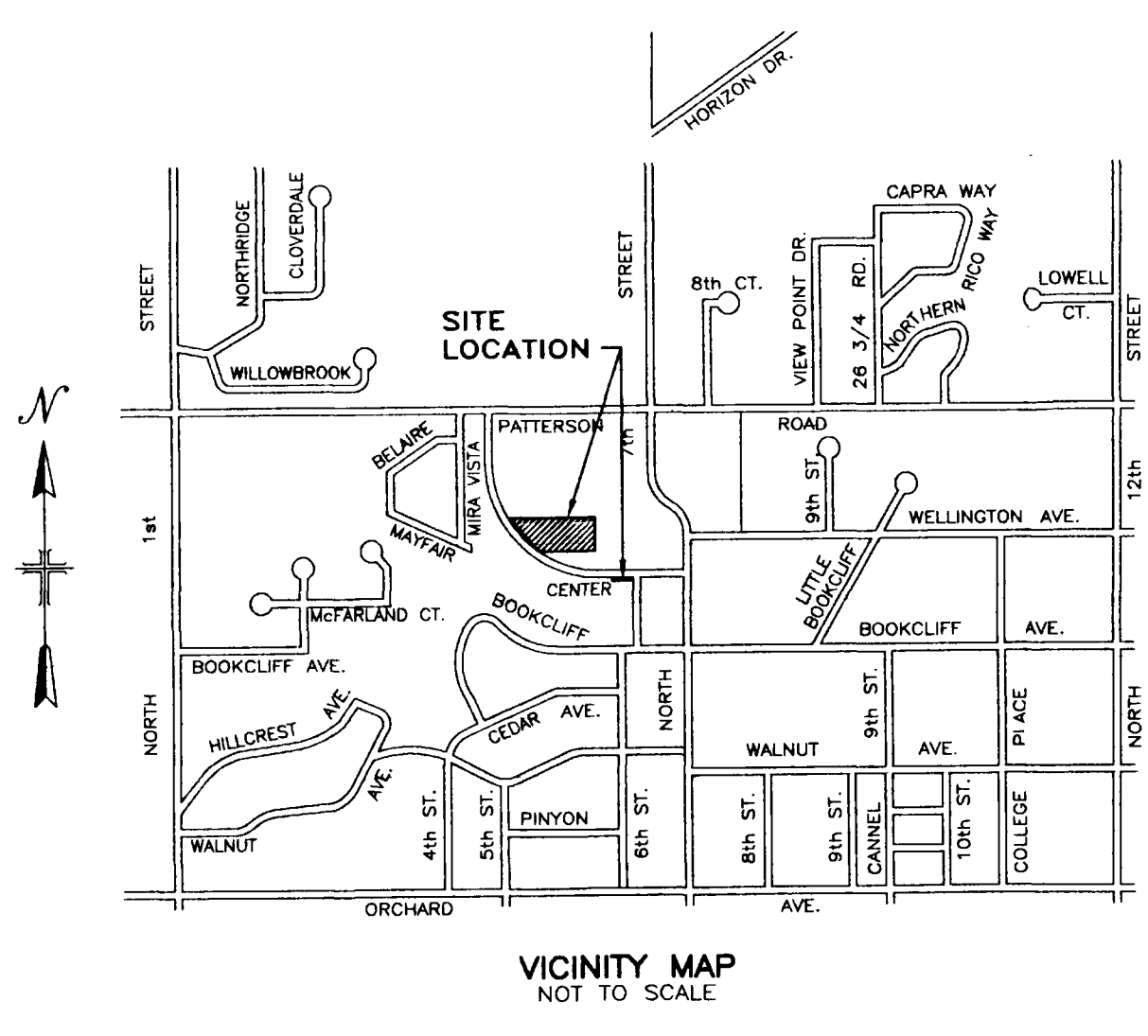
VALLEY PAN SECTION B-B
NOT TO SCALE



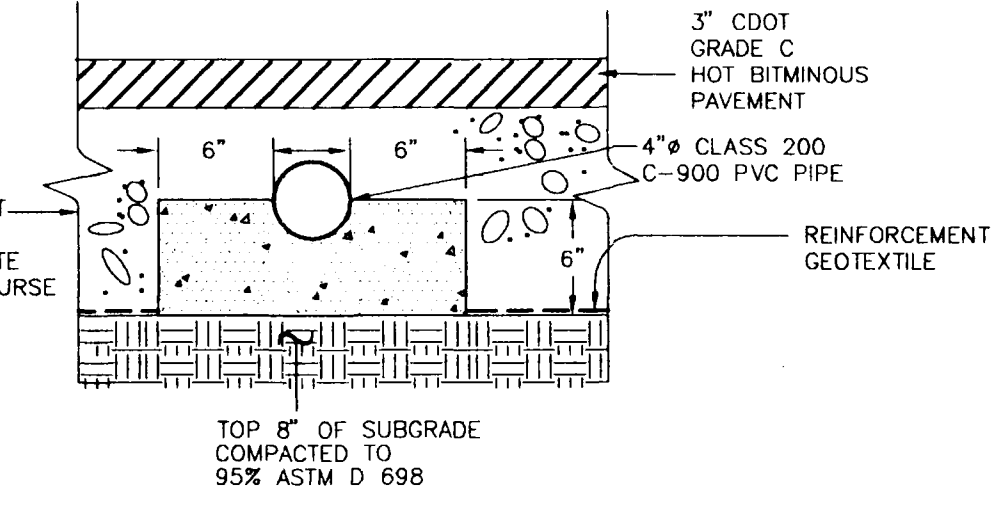
VALLEY PAN SECTION C-C
NOT TO SCALE



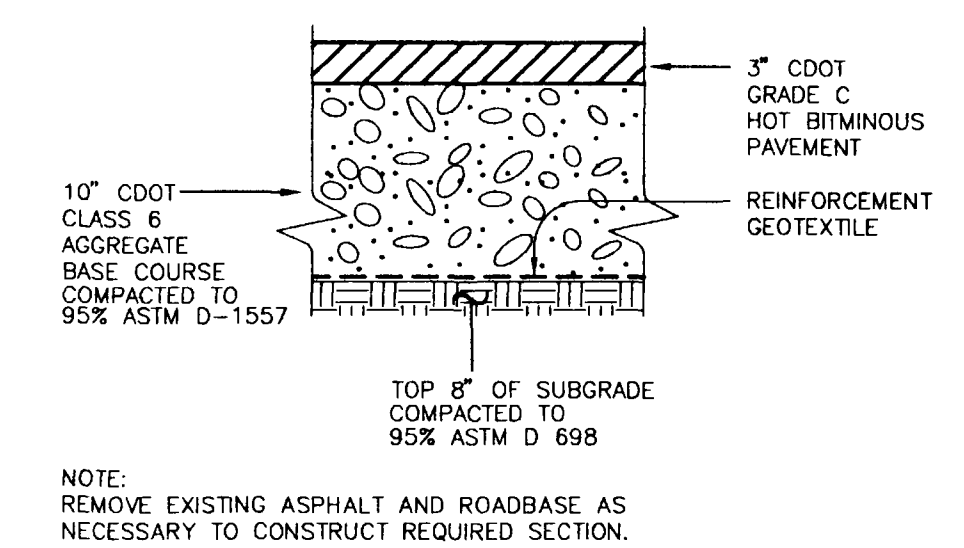
GUTTER INLET DETAIL
NOT TO SCALE
PLAN VIEW



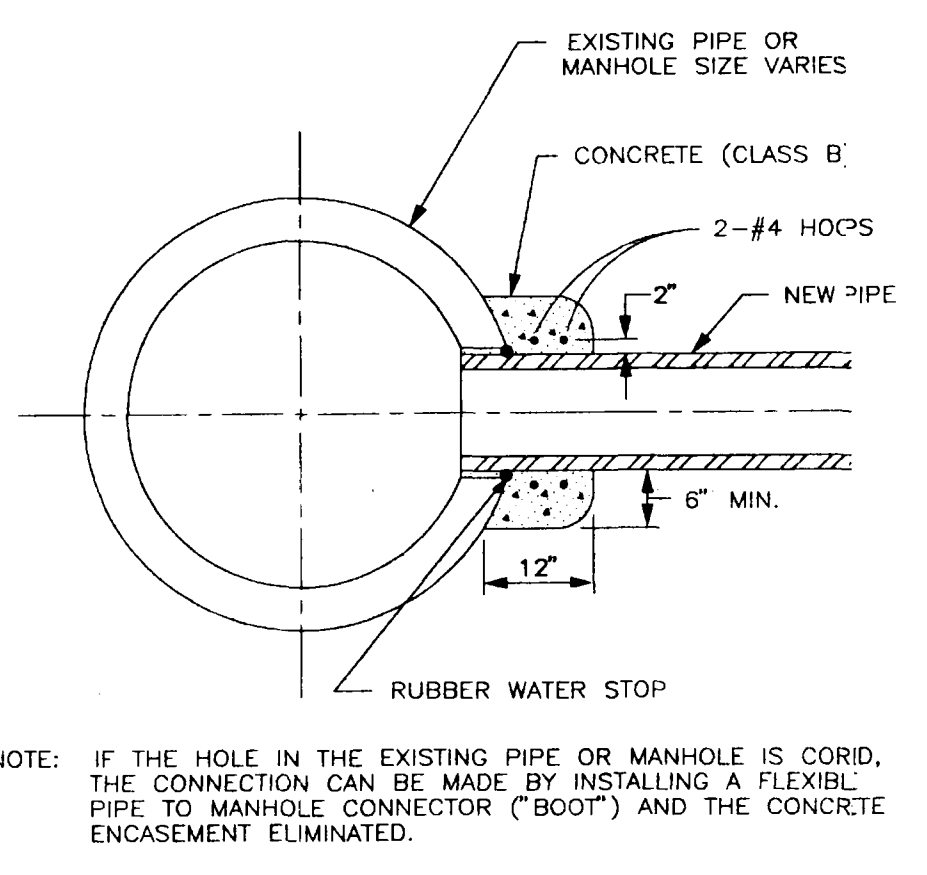
VICINITY MAP
NOT TO SCALE



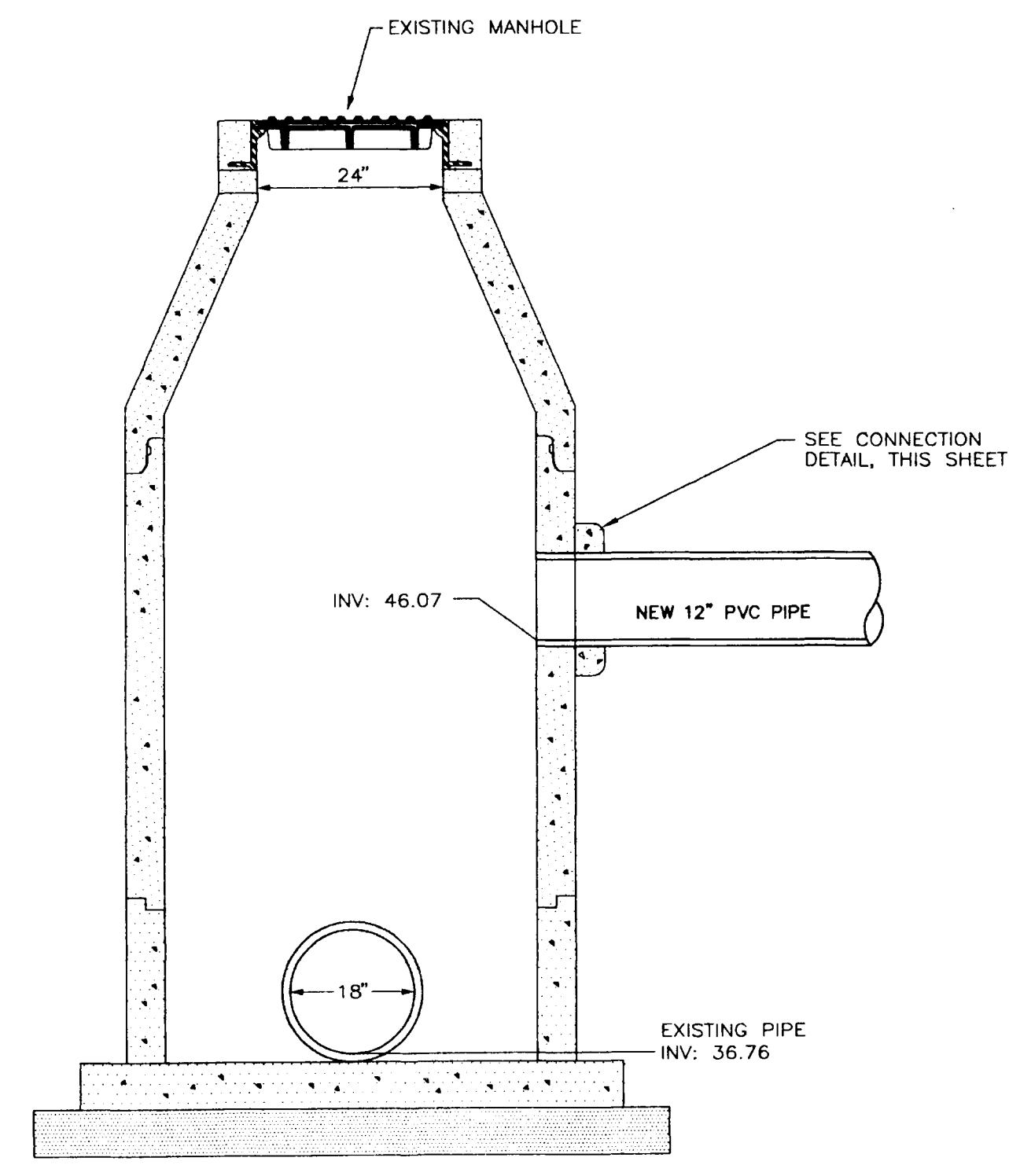
CONCRETE PIPE CRADLE
NOT TO SCALE



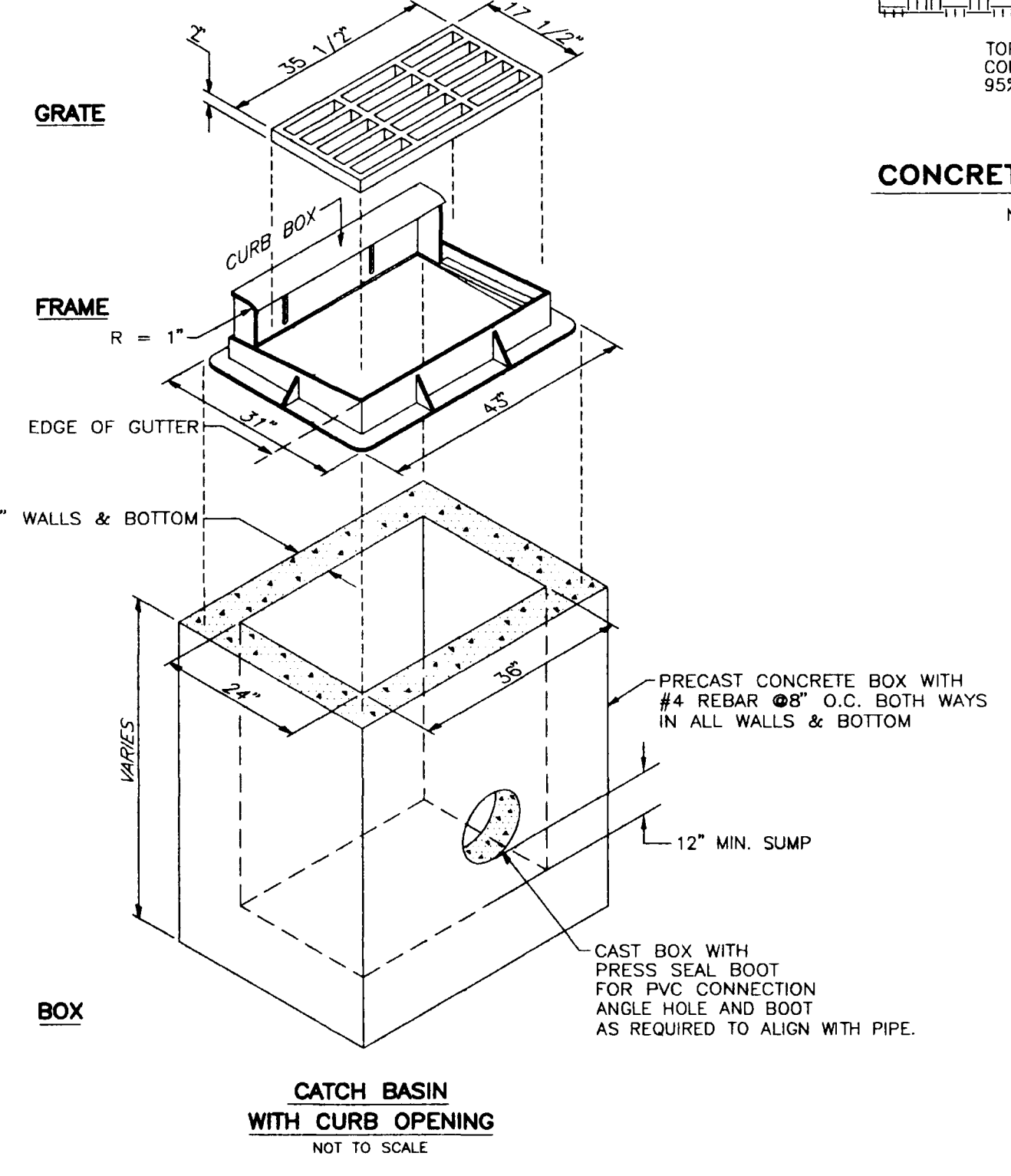
EMERGENCY ENTRANCE AND PARKING LOT ASPHALT SECTION
NOT TO SCALE



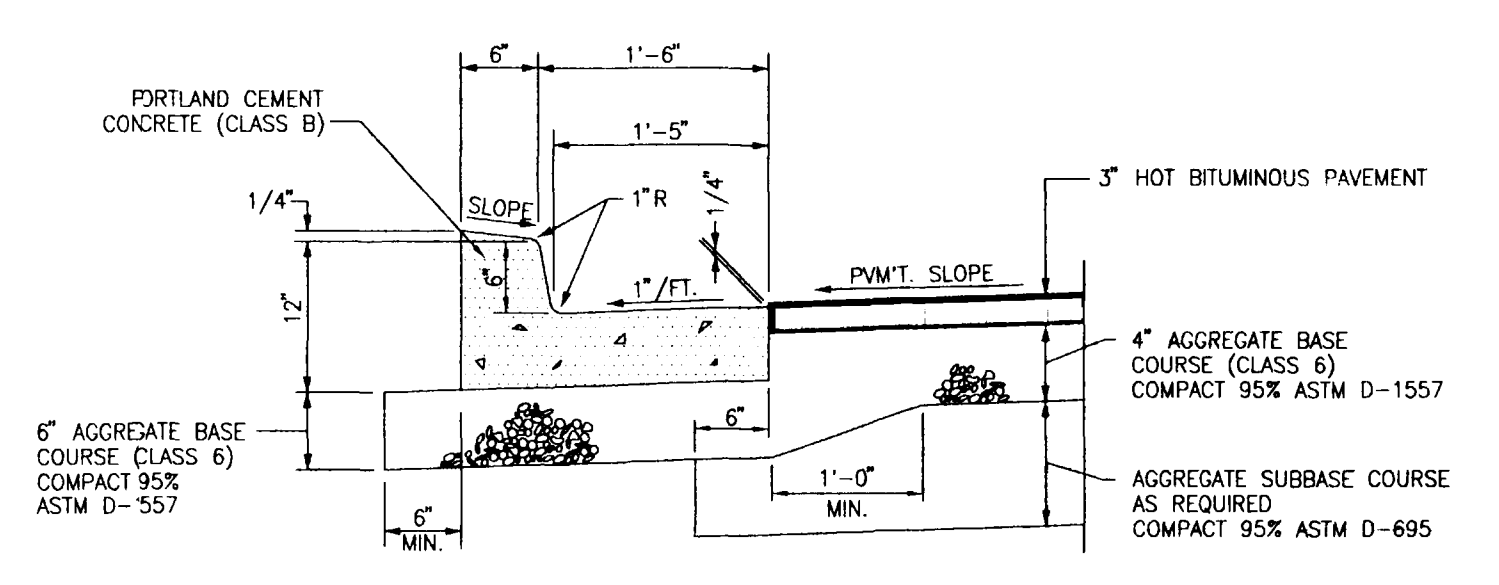
CONNECTION TO EXISTING MANHOLE OR INLET BOX
NOT TO SCALE



EXISTING MANHOLE CONNECTION SECTION
NOT TO SCALE



CATCH BASIN WITH CURB OPENING
NOT TO SCALE



CURB & GUTTER
NOT TO SCALE

SHEET 2 OF 2

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
ENGINEERS, INC. 2100 Hwy 6 & St. Grand Junction, CO (970)42-5202

DETAIL SHEET FOR

**ST. MARY'S HOSPITAL
EMERGENCY ENTRANCE ROAD**

CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED M.J.H.	DRAWN J.K.E.	CHECKED M.J.L.
DATE 10-2-96	WD. DWG. NO. 3890-166-31	