

FEE \$ <u>P/W PDR</u>
TCP \$ <u>1740.50</u>
DRAINAGE FEE \$ <u>NONE</u>

BLDG PERMIT NO. <u>58402</u>
FILE # <u>PDR 96-242</u>

PLANNING CLEARANCE

✓ JCP

3cr5-0830-013 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2021 N. 12th St. TAX SCHEDULE NO. 2945-111-00-971

SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,149 SF

FILING N/A BLK N/A LOT N/A SQ. FT. OF EXISTING BLDG(S) 83,632 SF

(1) OWNER Community Hospital, Inc. NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2021 N. 12th St. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 242-0920 USE OF ALL EXISTING BLDGS Hospital

(2) APPLICANT Fawhaus, Inc. DESCRIPTION OF WORK & INTENDED USE: Addition to Imaging Department & Endoscopy

(2) ADDRESS 115 N. 5th St.

(2) TELEPHONE (970) 243-2122

✓ 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 PB Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt Per plan - see detail in file

Side — from PL Rear Per Plan from PL Special Conditions: Dev Imp Agreement required if landscaping not in prior to C.O.

Maximum Height — CENS.T. — T.ZONE — ANNEX # —

Maximum coverage of lot by structures —

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 Michael Cury Date 11/1/96

Department Approval Kristen L. Holbeck Date 12/11/96

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

Utility Accounting Oliver Hobbes Date 12/11/96 ind

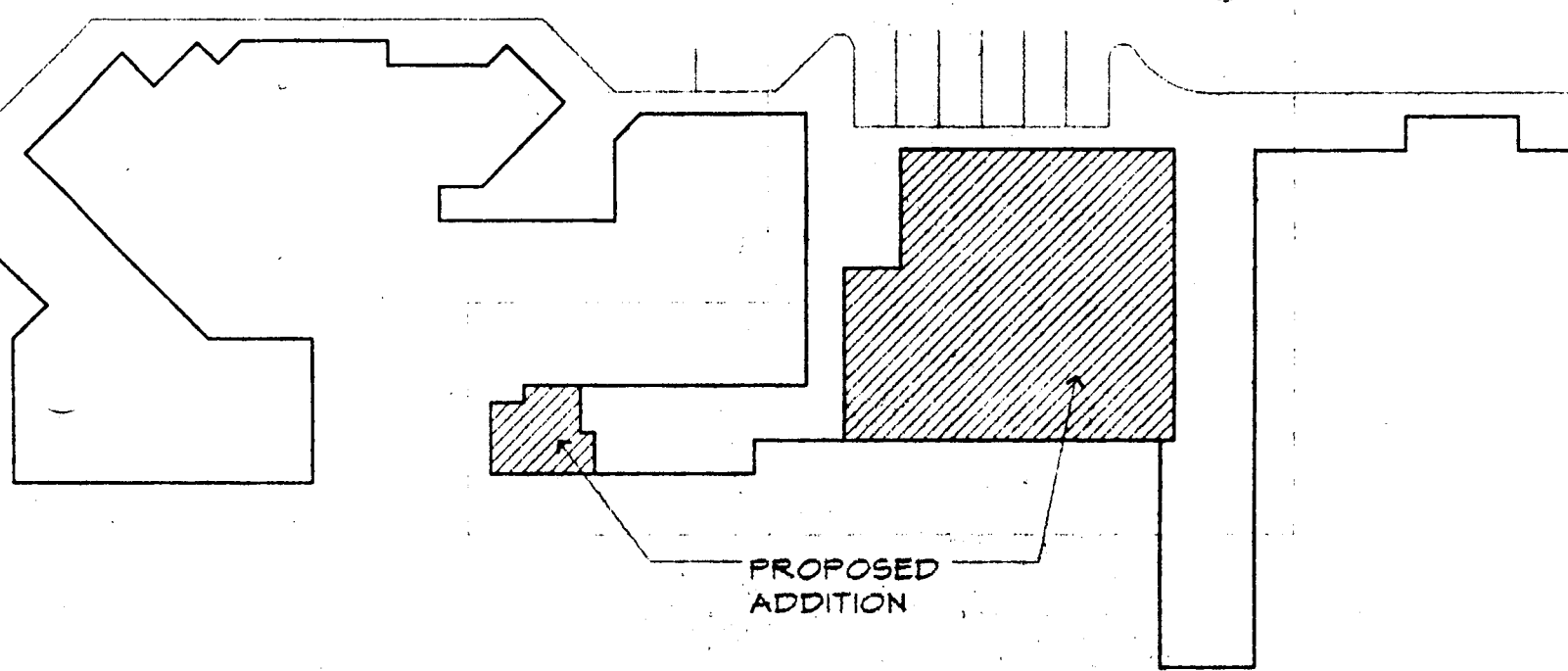
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code) use

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

ACCEPTED *XKHA 12/11/96*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPT. OF THE COUNTY
RESPONSIBLE FOR PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

WALNUT AVENUE

REFER
OF THIS



COMMUNITY HOSPITAL

