

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>59509</u>
FILE # <u>—</u>

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 2721 N. 12TH STREET TAX SCHEDULE NO. 2945 024 00050

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 130

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 29,349

(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: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 244-2169

(2) APPLICANT John Newell / Phipps Newell Con USE OF ALL EXISTING BLDGS MEDICAL OFFICES

(2) ADDRESS 553 25 1/2 Road DESCRIPTION OF WORK & INTENDED USE: INTERIOR

(2) TELEPHONE 242-3548 REMODEL ALL FAMILY PRACTICE UNITS
Already set for 72 rooms (144 employees)

✓ 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't _____

Side _____ from PL Rear _____ from PL Special Conditions: As per Master Plan

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ Annx # _____

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 12-5-96

Department Approval [Signature] Date 12-13-96

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

Utility Accounting [Signature] Date 12/13/96

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)