

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

BLDG PERMIT NO.	58306
FILE #	

3017-0620-014

PLANNING CLEARANCE

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



425 Patterson (offices)

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 425 Patterson TAX SCHEDULE NO. 2945-112-00-971

SUBDIVISION Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000 sq Total (6 FDU + Pen)

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

(1) OWNER St. Mary's Hospital NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

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

(1) TELEPHONE 244-2169 USE OF ALL EXISTING BLDGS HOSPITAL

(2) APPLICANT John Newell DESCRIPTION OF WORK & INTENDED USE: NEW

(2) ADDRESS P.O. Box 3360 ELEVATOR TOWER

(2) TELEPHONE 242-3548

✓ 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) Parking Req'mt NA
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: see plan - relocate trees as specified

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 [Signature] Date 10-14-96

Department Approval [Signature] Date 10/15/96

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

Utility Accounting [Signature] Date 10/16/96

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)

