| Planning $ 5°° | Drainage $ -0- | BLDG PERMIT NO. 61776 |
| TCP $ -0- | School Impact $ -0- | FILE # |

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

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

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

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

(1) ADDRESS 2635 N, 7th Street   NO. OF BLDGS ON PARCEL

(1) TELEPHONE 244-2170   BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT John Newell   USE OF ALL EXISTING BLDGS Hospital

(2) ADDRESS 553 25½ Road G.J.   DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) TELEPHONE 242-3548   Existing Patient Decks

✓ *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   Parking Req'mt _____
___ from center of ROW, whichever is greater
                                                    Special Conditions: Interior Remodel
Side ___ from PL   Rear ___ from PL   No Change in Use

Maximum Height _____
Maximum coverage of lot by structures _____   Cenusus Tract 4 Traffic Zone 210 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 _____ J. M. Newell _____   Date 8-28-97

Department Approval _____ Aneta F. Costello _____   Date 8-28-97

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

Utility Accounting _____ M Coll _____   Date 8/28/97

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)