

Planning \$ -	Drainage \$ -
TCP \$17,517.00	School Impact \$ -

BLDG PERMIT NO. <u>68546</u>
FILE # PDR-1998-175

PLANNING CLEARANCE

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



~~(1411)~~

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 710 Wellington
 SUBDIVISION _____
 FILING BLK LOT
 OWNER ST MARY'S HOSPITAL
 ADDRESS 2635 N. 7th ST
 TELEPHONE 244-2273
 APPLICANT ROBERT D JENKINS
 ADDRESS 1000 N. 9th # 35
 TELEPHONE 256-1956

TAX SCHEDULE NO. 2945-111-32-971
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 33,500
 SQ. FT OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS MEDICAL OFFICE
 DESCRIPTION OF WORK & INTENDED USE: _____
AMBULATORY SURGERY CENTER
3 MEDICAL OFFICES

✓ *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 P.B.
 SETBACKS: FRONT: 20' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 20' from PL REAR: 20' from PL
 MAXIMUM HEIGHT 38' + Mech. Pethouses
 MAXIMUM COVERAGE OF LOT BY STRUCTURES -

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: 420
 SPECIAL CONDITIONS: - foundation & bldg.
 CENSUS TRACT 4 TRAFFIC ZONE 27 ANNEX 79

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 Grand Junction 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 2/24/99
 Department Approval Jeri V. Brown Date Feb. 22, 1999

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>11958/11959</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/24/99</u>

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

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