

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>54939</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

BUILDING ADDRESS 2021 ^{NTR} 12th ST.

SUBDIVISION —

FILING — BLK — LOT —

OWNER COMMUNITY HOSPITAL

ADDRESS 2021 NTR 12th ST.

TELEPHONE (907) 242-0920

APPLICANT BILL FRUES

ADDRESS SAME AS ABOVE

TELEPHONE 256-6368

TAX SCHEDULE NO. 2945-111-00-971

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288

SQ. FT. OF EXISTING BLDG(S) —

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE — AFTER —

CONSTRUCTION

USE OF ALL EXISTING BLDGS HEALTH CARE

DESCRIPTION OF WORK & INTENDED USE: ADD 9' EXTENSION TO SOUTH SIDE OF EXISTING

O.R.

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 PD

SETBACKS: FRONT: — from Property Line (PL) or — from center of —, whichever is greater

SIDE: — from PL REAR: — from PL

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO X

PARKING REQUIREMENT: —

SPECIAL CONDITIONS: See ADR-1996-242

CENSUS TRACT 5 TRAFFIC ZONE 27 ANNEX —

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 W.C. Leaves Date 10-2-01

Department Approval Anta Costello per KP Date 10-2-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>Web. Weholt</u>		Date <u>10/2/01</u>

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

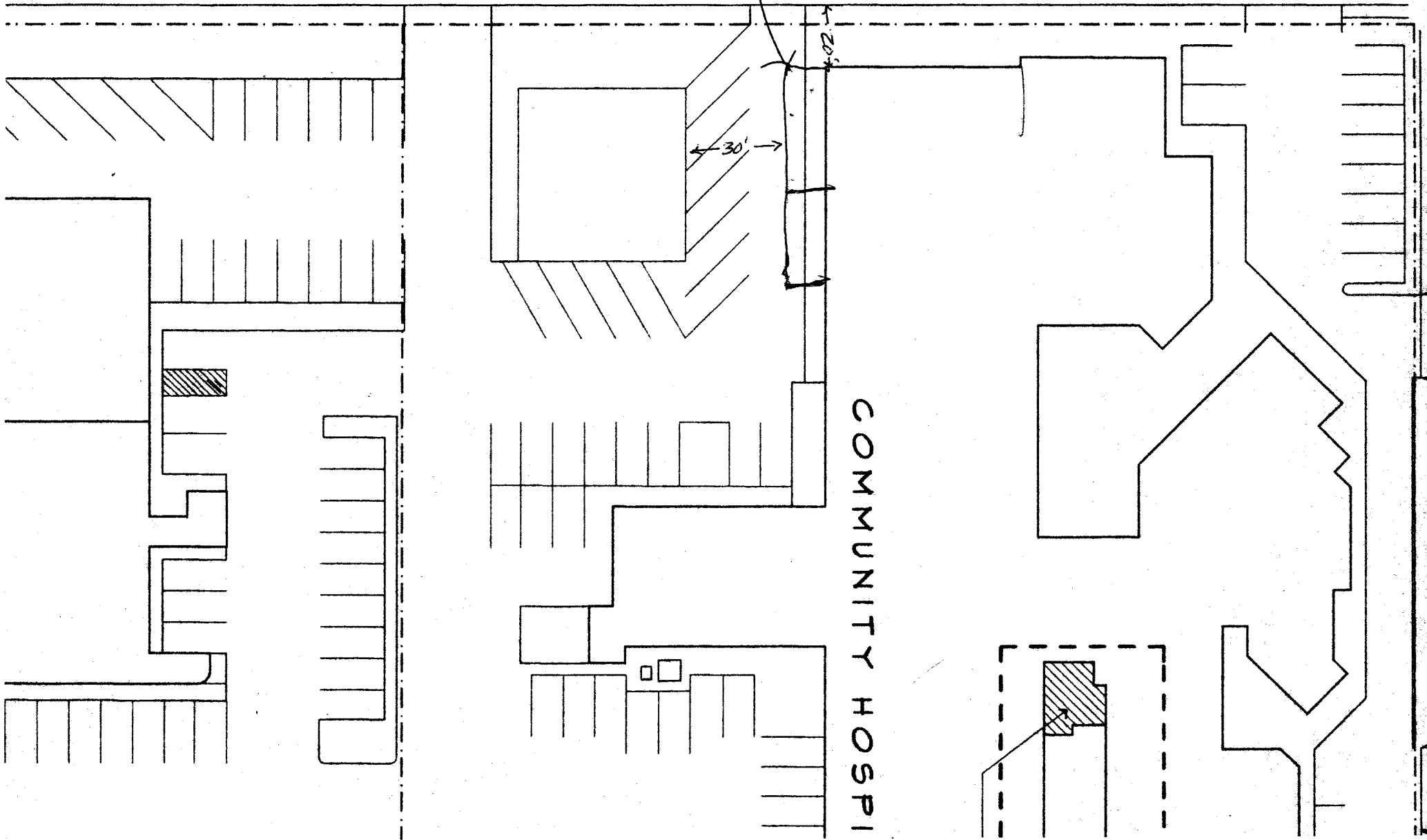
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

11.22
0650

ACCEPTED SIC 10/2/01
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

COLLEGE PLACE

Proposed
Addition
9' x 30'



COMMUNITY HOSPITAL