| Planning \$ | Drainage |
|-------------|------------------|
| TCP\$ - | School Impact \$ |



FILE # MC - 2001 - 044

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 2635 N. 7th STREET | 2016-112 11-971 |
|--|---|
| | |
| SUBDIVISION N/A | SQ. FT. OF PROPOSED BLDG(S)/ADDITION 824 SF |
| FILING N/A BLK N/A LOT N/A | SQ. FT OF EXISTING BLDG(S) 750,000 |
| OWNER ST MARY'S HOSPITAL ADDRESS 2635 N. 744 STREET | NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION |
| TELEPHONE 970 - 244 - 2445 | USE OF ALL EXISTING BLDGS HOSPITAL |
| APPLICANT ROB JENKINS | DESCRIPTION OF WORK & INTENDED USE: 119741 |
| ADDRESS 1000 N. 9th ST #35 | TEMPORAT MODILLAR MRI |
| TELEPHONE 970-256-1980 | SCAN BUILDING. |
| ✓ Submittal requirements are outlined in the SSID (Submittal S | |
| | CONNECTED WIA CONOPY TO ECCUMENT |
| THIS SECTION TO BE COMPLETED BY COMM | MUNITY DEVELOPMENT DEPARTMENT STAFF STOCKING J FULL ACTUTIES |
| ZONE PO | LANDSCAPING/SCREENING REQUIRED: YESNO X |
| SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL | PARKING REQUIREMENT: $\Omega \Omega$ |
| SIDE: from PL REAR: from PL | SPECIAL CONDITIONS: Jemperary-Midular |
| MAXIMUM HEIGHT [| unit is approved for 2 years. |
| MAXIMUM COVERAGE OF LOT BY STRUCTURES | CENSUS TRACT 4 TRAFFIC ZONE ANNX |
| Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspersive the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other resusuance of a Certificate of Occupancy. Any landscaping require condition. The replacement of any vegetation materials that die or a and Development Code. | g, by the Community Development Department Director. The structure ection has been completed and a Certificate of Occupancy has been Code). Required improvements in the public right-of-way must be equired site improvements must be completed or guaranteed prior to ed by this permit shall be maintained in an acceptable and healthy are in an unhealthy condition is required by the Grand Junction Zoning |
| | stamped by City Engineering prior to issuing the Planning Clearance. |
| | nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include |
| Applicant's Signature August Sculius | Date 2/15/01 |
| Department Approval Hyunterberger | Date 2/15/01 Date 3/5/01 |
| Additional water and/or sewer tap fee(s) are required: YES | NO W/O No. NA |
| Utility Accounting | Date 3 /5 /0 / |
| · · · · · · · · · · · · · · · · · · · | · |

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)

