

Planning \$ <u>10.00</u>	Drainage <u>0</u>
TCP \$ <u>1054.00</u>	School Impact \$ <u>0</u>

BDG PERMIT NO. <u>82758</u>
FILE # <u>MSP-2002-120</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 2635 N. 7th

SUBDIVISION NA

FILING _____ BLK _____ LOT _____

OWNER ST MARY'S HOSPITAL

ADDRESS 2635 N. 7th

TELEPHONE 970-244-2445

APPLICANT ROBERT D. JENKINS/NA

ADDRESS 1000 N. 9th ST #35

TELEPHONE 970-246-1980

TAX SCHEDULE NO. 2945-112-01-971

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,978 SF

SQ. FT. OF EXISTING BLDG(S) 600,000 SF

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

CONSTRUCTION

USE OF ALL EXISTING BLDGS HOSPITAL

DESCRIPTION OF WORK & INTENDED USE: _____

ADDITION TO EXISTING

HOSPITAL

✓ 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 (with B-1 default) LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: 20 from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 15 from PL

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: Building additions

MAXIMUM HEIGHT N/A for this addition - limited to 1978 ft. 0

Construction limited to 3rd and 4th floors.

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Robert D Jenkins Date 4/23/02

Department Approval Greisenberger, ACP Date 5/14/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>5/24/02</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)

**CITY OF GRAND JUNCTION
MINOR SITE PLAN REVIEW**

FOR)

Keith Estridge, Dir. Facilities Mgt)
St. Mary's Hospital)
2635 North 7th Street)
Grand Junction, CO 81501)

**ADMINISTRATIVE DECISION
APPROVING**

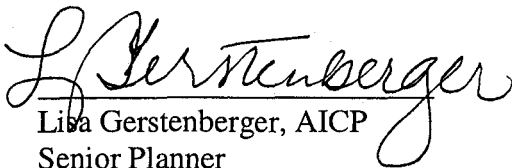
File #MSP-2002-120

An application submitted by St. Mary's Hospital requesting a Minor Site Plan Review to allow building additions to the third and fourth floors of the main hospital building, located at 2635 North 7th Street, was considered administratively by the City of Grand Junction on May 15, 2002. After considering all pertinent data, the Administrator **APPROVES** the Site Plan upon a finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code. The Minor Site Plan Review approval is subject to the following conditions:

1. The Fire Department has no objections to a Planning Clearance. Regarding the Fire Flow Form: Section A (3) lists the required fire flow as 375 GPM, however the minimum fire flow must be at least 1500 GPM for all commercial projects even if a fire sprinkler system is included. For Section B, the water supply information must be provided by an employee of the water system provider-in this case, from the City Water Department. The City Fire Department conducted a flow test at this location on 2/3/2000. Test results showed a fire flow of 3685 GPM and we will use this test data for the record. In the future, please contact the Fire Department at 244-1414 should you have any questions about completing the Fire Flow Form.

A Building Permit Clearance is required from the Fire Department before the Building Department will issue a permit. Submit complete stamped construction plans to the Fire Department for our review. We will issue a Building Permit Clearance upon completion of our plan review.

All uses which are subject to a Minor Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.


Lisa Gerstenberger, AICP
Senior Planner

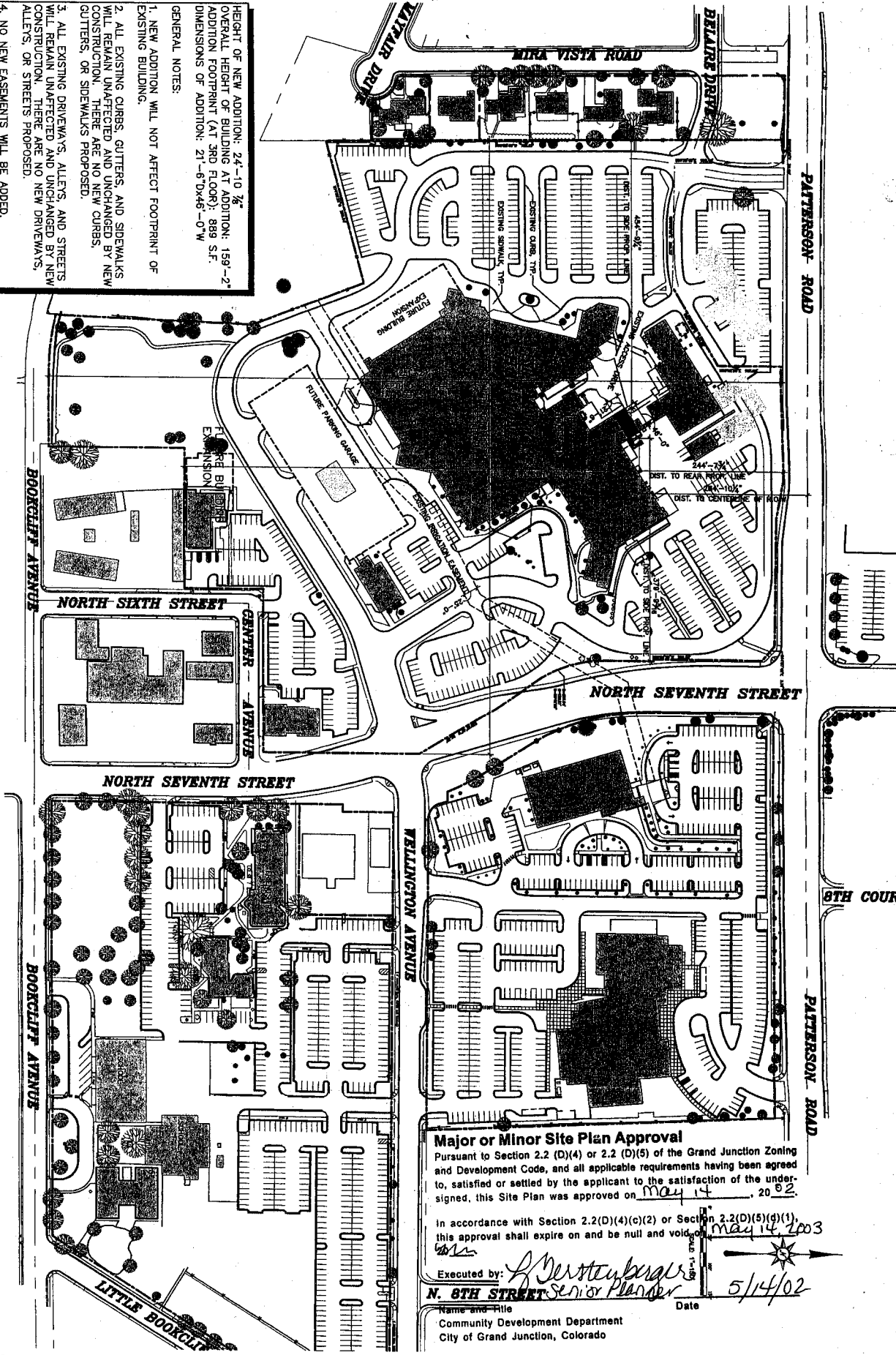
Attachment: Approved Site Plan

cc w/att: Rick Dorris, Development Engineer

H:AdminProjects2002/MSP-2002-120/MSPapproval

HEIGHT OF NEW ADDITION: 24'-10 1/2"
 OVERALL HEIGHT OF BUILDING AT ADDITION: 159'-2"
 ADDITION FOOTPRINT (AT 3RD FLOOR): 889 S.F.
 DIMENSIONS OF ADDITION: 21'-6"Dx45'-0"W

GENERAL NOTES:
 1. NEW ADDITION WILL NOT AFFECT FOOTPRINT OF EXISTING BUILDING.
 2. ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS WILL REMAIN UNAFFECTED AND UNCHANGED BY NEW CONSTRUCTION. THERE ARE NO NEW CURBS, GUTTERS, OR SIDEWALKS PROPOSED.
 3. ALL EXISTING DRIVEWAYS, ALLEYS, AND STREETS WILL REMAIN UNAFFECTED AND UNCHANGED BY NEW CONSTRUCTION. THERE ARE NO NEW DRIVEWAYS, ALLEYS, OR STREETS PROPOSED.
 4. NO NEW EASEMENTS WILL BE ADDED.



Major or Minor Site Plan Approval
 Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on May 14, 2002.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void, on May 14, 2003.

Executed by: L. Berstenberger
 N. 8TH STREET Senior Planner
 Date: 5/14/02

Name and Title
 Community Development Department
 City of Grand Junction, Colorado