Planning $ 5.00	Drainage $ 0		BLDG PERMIT NO. 82717
TCP $ 0	School Impact $ 0	$\mathcal{A}\mathcal{U}$	FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BUILDING ADDRESS _1100 Patterson_

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER _St. Mary's Hospital_

ADDRESS _2635 N. 7th St._

TELEPHONE _244-2169_

APPLICANT _John Newell_

ADDRESS _553 25½ Road_

TELEPHONE _242-3548_

TAX SCHEDULE NO. _2945-024-23-971_

CURRENT FAIR MARKET VALUE OF STRUCTURE $ _6,609,660_

ESTIMATED REMODELING COST $ _75,000_

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
   CONSTRUCTION

USE OF ALL EXISTING BLDGS _Rehab_

DESCRIPTION OF WORK & INTENDED USE: _____
Remodel Registration Area

_____

_____

✓ **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_

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES ___ NO ✓

SPECIAL CONDITIONS: _____

CENSUS TRACT _10_ TRAFFIC ZONE _23_ 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 Grand Junction Zoning and Development Code.

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 that 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 _____ Date _11-14-01_

Department Approval _____ Date _11/14/01_

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _Existing Prem_
Utility Accounting _Kate Elsberry_			Date _11/14/01_

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)