

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>88401</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 1160 PATTERSON RD

TAX SCHEDULE NO. 2945-024-23-971

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 10,609,460.00

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 14,500

OWNER ST MARY'S HOSPITAL

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 2635 N. 7TH STREET

USE OF ALL EXISTING BLDGS OFFICE BLDG

TELEPHONE 244-2893

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT PHIPPS NEWELL CONST.

INTERIOR SINGLE OFFICE REMODEL

ADDRESS P.O. Box 3360 GJ 8152

TELEPHONE 242-3548

✓ 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

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

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.

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 Francis P. D. Santos

Date 3/5/03

Department Approval C. Faye Gibson

Date 3/5/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>3/5/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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