

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

(a)

BLDG PERMIT NO. <u>90859</u>
FILE #

PLANNING CLEARANCE

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

710 Wellington Ave
~~2001 Patterson Rd~~
 BUILDING ADDRESS 710 WELLINGTON

THIS SECTION TO BE COMPLETED BY APPLICANT

TAX SCHEDULE NO. 2945-111-32-971

SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,730,050
 ESTIMATED REMODELING COST \$ 200,000

OWNER St. Mary's Hospital
 ADDRESS 2635 N. 7th
 TELEPHONE 244-2170

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS MEDICAL
 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT John Newell
 ADDRESS 553 25 1/2 Road G.J.
 TELEPHONE 242-3548

INFORMATION SERVICES
REMODEL

✓ 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 <u>PO</u>	SPECIAL CONDITIONS: <u>Interior Remodel</u>
PARKING REQUIREMENT: <u>None</u>	
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	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 [Signature] Date 8-13-03
 Department Approval [Signature] Date 8/13/03

Additional water and/or sewer tap fees are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>8/13/03</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)