

Planning \$ <u>5.00</u>
TCP \$ <u>10.00</u>
Drainage \$
SIF\$

12187-7585

BLDG PERMIT NO.:
FILE #

PLANNING CLEARANCE (C)
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

Building Address 425 Patterson
 Parcel No. 2945-112-00-971
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name St Mary's Hospital
 Address 2635 N 7th
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Interior Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name K&G Enterprises
 Address 2525 High Country Ct.
 City / State / Zip Grand Junction, Co.
 Telephone 245-2080

* FOR CHANGE OF USE:
 *Existing Use: medical offices
 *Proposed Use: same
 Estimated Remodeling Cost \$ 18,000
 Current Fair Market Value of Structure \$ 49033,780

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior</u>
Voting District _____	Ingress / Egress Location Approval <u>Remodel Only</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature [Signature] Date _____
 Department Approval [Signature] Date 11/22/04

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>11/22/04</u>