

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

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

BLDG PERMIT NO.
FILE #

50217-29130 (C)

Building Address 710 WELLINGTON AVE  
 Parcel No. 2945-111-32-971  
 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 GRAND VALLEY SURGICAL CENTER  
 Address 710 WELLINGTON AVE  
 City / State / Zip GRAND JUNCTION CO.

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name PNCI CONSTRUCTION INC  
 Address 553 25 1/2 ROAD  
 City / State / Zip GRAND JUNCTION CO 81505  
 Telephone 242-3548

**\* FOR CHANGE OF USE:**

\*Existing Use: Medical office Building  
 \*Proposed Use: SAME AS ABOVE

Estimated Remodeling Cost \$ 45,000.00

Current Fair Market Value of Structure \$ 1,730,050.00

**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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Interior Remodel  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval only  
 (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 Frank P. De Santis Date Nov. 24, 04

Department Approval Mishi Magoo Date 11-24-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>NO</u>		Date <u>11-24-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)