

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

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

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

11614-7203

Building Address 2021 N 12<sup>th</sup> STREET  
Parcel No. 2945-111-00-971  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 4,730 Sq. Ft. Proposed 4,730  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Community Hospital  
Address 2021 N 12<sup>th</sup> STREET  
City / State / Zip GJ CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name WES WHITTAKER  
Address 2021 N 12<sup>th</sup> STREET  
City / State / Zip GJ CO 81501  
Telephone cell 260-8925

\* FOR CHANGE OF USE:

\*Existing Use: Emergency Room  
\*Proposed Use: SAME

Estimated Remodeling Cost \$ 90,000  
Current Fair Market Value of Structure \$ 4,316,650.00

**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 <u>PD</u>                                | Maximum coverage of lot by structures _____                       |
| SETBACKS: Front _____ from property line (PL) | Landscaping/Screening Required: YES _____ NO <u>X</u>             |
| Side _____ from PL Rear _____ from PL         | Parking Requirement <u>N/A</u>                                    |
| Maximum Height of Structure(s) _____          | Special Conditions: <u>Interior remodel only</u>                  |
| Voting District _____                         | Ingress / Egress Location Approval _____<br>(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 Wesley D. Whittaker Date \_\_\_\_\_  
Department Approval Wesley Whittaker Date 6-29-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. (18.93 equs)

Utility Accounting Abundant Date 6-29-05

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)

**CITY OF GRAND JUNCTION  
MINOR SITE PLAN REVIEW**

|                                 |   |                                |
|---------------------------------|---|--------------------------------|
| <b>FOR</b>                      | ) | <b>ADMINISTRATIVE DECISION</b> |
| Community Hospital              | ) | <b>APPROVING</b>               |
| 2021 N. 12 <sup>th</sup> Street | ) |                                |
| Grand Junction, CO 81501        | ) | <b>File# MSP-2005-267</b>      |

An application has been submitted by Community Hospital, requesting a Minor Site Plan Review to develop a modular lab office to be located at 2021 N. 12<sup>th</sup> Street (Unplatted). The property is currently zoned PD, Planned Development Zoning District. The application was considered administratively by the City of Grand Junction Community Development Department on December 21, 2005. After considering all pertinent data, the Administrator **APPROVES** the Minor Site Plan Review upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning & Development Code. The Minor Site Plan Review approval is subject to the following conditions:

1. Developer is responsible for contacting the City of Grand Junction and requesting a final inspection of all on/off - site improvements upon completion, prior to occupancy of the building. Occupancy shall not be allowed until all required improvements have been installed or guaranteed with a Development Improvements Agreement (DIA).
2. All applicable Building Permits are required to be obtained through the Mesa County Building Dept.

All uses which are subject to a Minor Site Plan Review must commence construction within six (6) months of the date of approval. If a building permit is obtained within six (6) months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.



Scott D. Peterson  
Associate Planner

Date: December 21, 2005

Attachment: Approved Site Plan (2)  
cc w/att: Rick Dorris, City Development Engineer

**Order of Minor Site Plan Approval**

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or waived by the applicant to the satisfaction of the undersigned, this Site Plan was approved on \_\_\_\_\_, 20\_\_\_\_.

In accordance with Section 2.2 (D)(4)(e)(2) or Section 2.2 (D)(5)(d)(1), this approval shall expire on and be null and void on \_\_\_\_\_, 20\_\_\_\_.

Executed by:

Name and Title  
Community Development Department  
City of Grand Junction, Colorado

Date

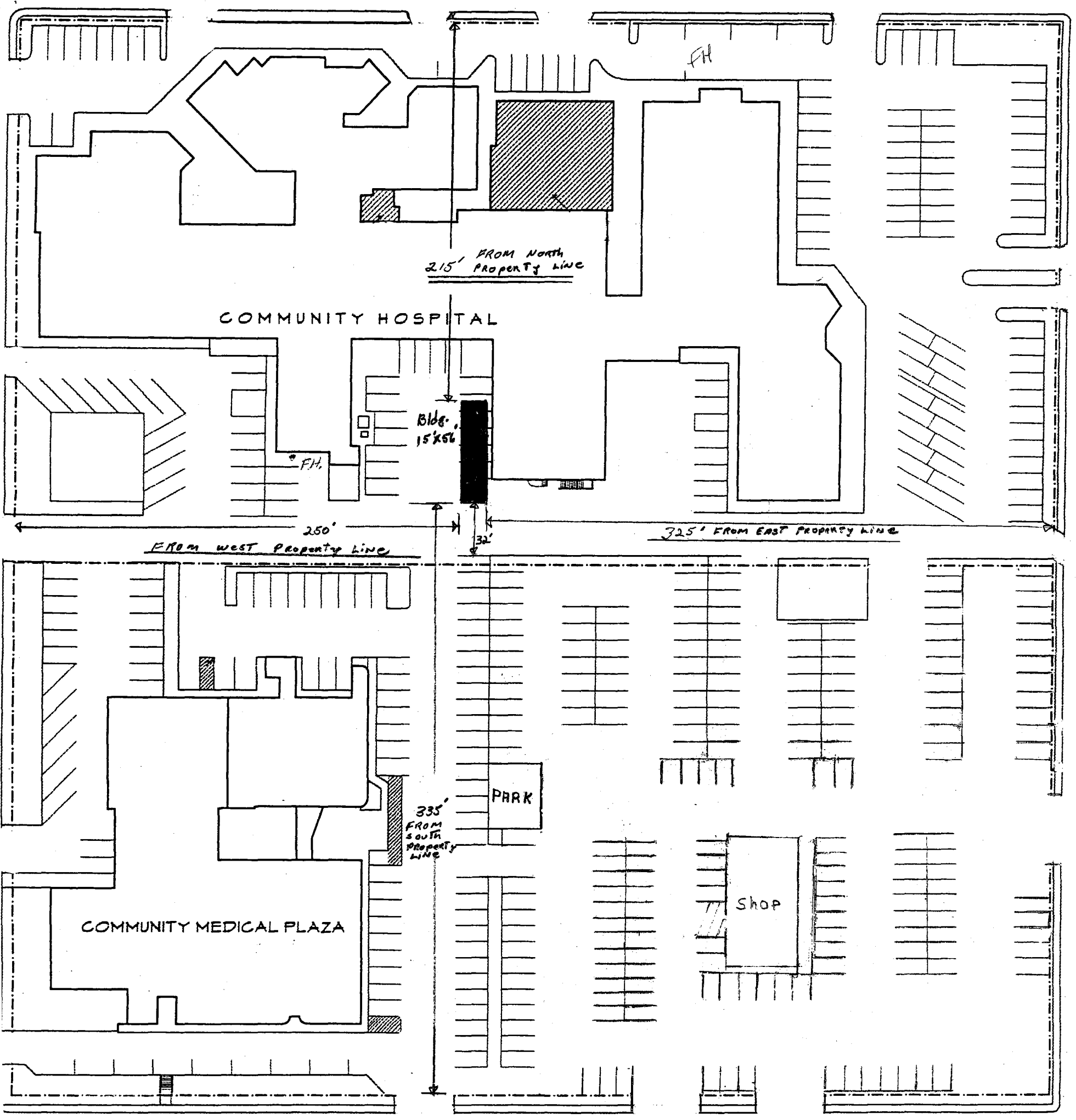
**Order of Minor Site Plan Approval**

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or waived by the applicant to the satisfaction of the undersigned, this Site Plan was approved on DECEMBER 21, 2005.

In accordance with Section 2.2 (D)(4)(e)(2) or Section 2.2 (D)(5)(d)(1), this approval shall expire on and be null and void on JUNE 21, 2006.

Executed by:

John D. Peterson 12-21-05  
Name and Title ASSOCIATE PLANNER Date  
Community Development Department  
City of Grand Junction, Colorado



ORCHARD AVENUE

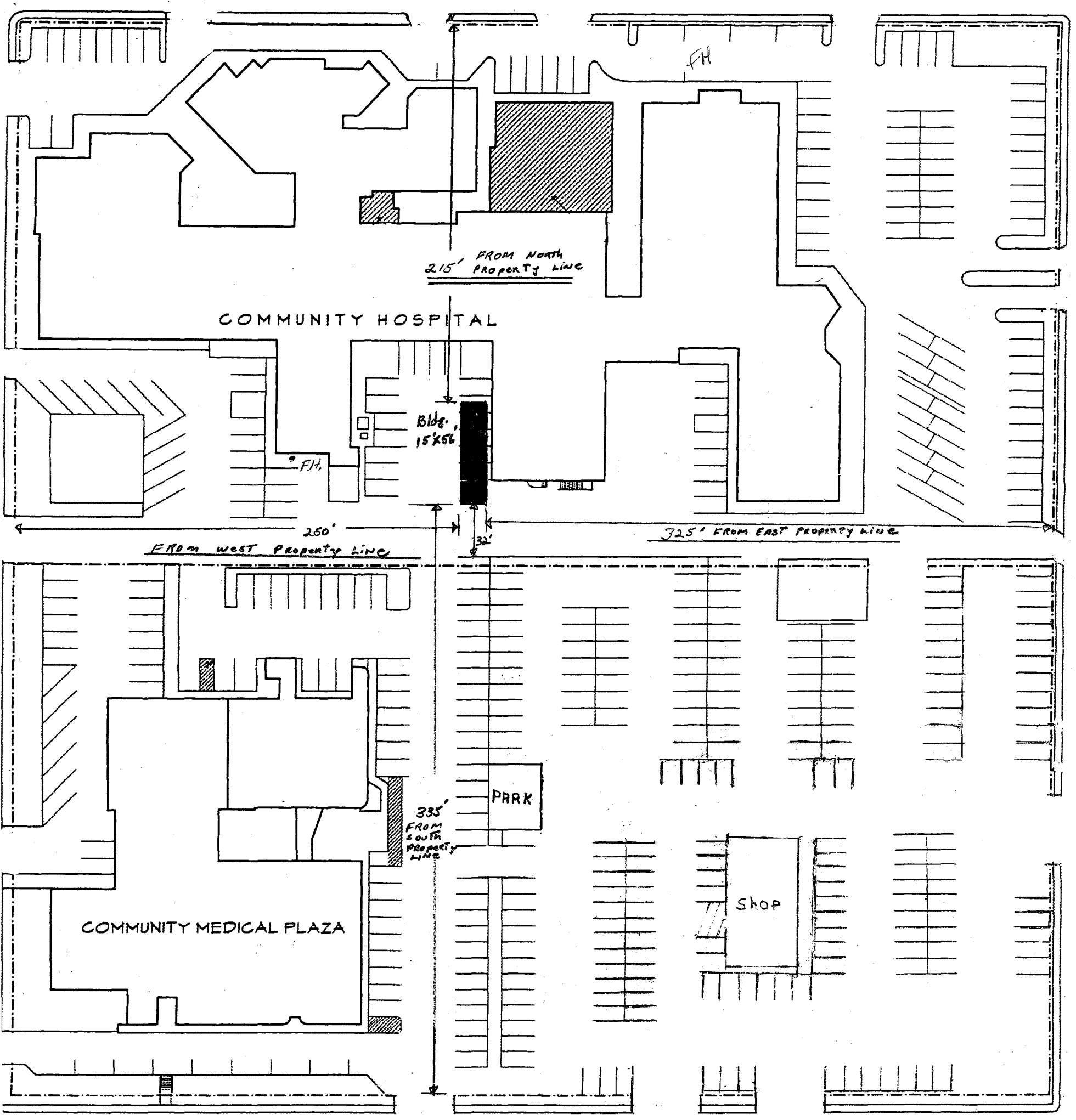
SCALE 1" = 60'

SET BACKS

... Pursuant to Sections 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, ... Having been agreed to, satisfied or ... of the undersigned, this ...  
**DECEMBER 21, 2005.**

In accordance with ... (D)(5)(d)(1), this approval ...  
**JUNE 21, 2006.**

Executed by: *David D. Peterson* **12-21-05**  
Name and Title **ASSOCIATE PLANNER** Date  
Community Development Department  
City of Grand Junction, Colorado



ORCHARD AVENUE  
SCALE 1" = 60'

SET BACKS