

Planning \$ <u>0</u>	Drainag <u>0</u>
TCP \$ <u>4442</u> (REV AD)	School Impact \$ <u>0</u>

G PERMIT NO.
FILE # <u>SPZ-2004-196</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 750 WELLINGTON

SUBDIVISION N/A

FILING N/A BLK N/A LOT N/A

OWNER ST MARY'S HOSPITAL

ADDRESS 2635 N. 7TH ST

TELEPHONE 970-244-2273

APPLICANT ROBERT D JENKINS

ADDRESS 1000 N. 9TH ST # 35

TELEPHONE 970-256-1980

TAX SCHEDULE NO. 2945-111-32-972

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SQ. FT OF EXISTING BLDG(S) 108,000 SF

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
CONSTRUCTION

USE OF ALL EXISTING BLDGS MEDICAL OFFICE

DESCRIPTION OF WORK & INTENDED USE: 1837 SF
ADDITION TO ADVANCED MEDICINE
PAVILION FOR MEDICAL OFFICE USE

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 (w/ B-1 default)

SETBACKS: FRONT: 20 from Property Line (PL) or
N/A from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 15 from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: See approved site plan

SPECIAL CONDITIONS: _____

CENSUS TRACT _____ TRAFFIC ZONE _____ ANNX _____

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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Robert D Jenkins Date 8/18/04

Department Approval Risa C. Cox Date 10/4/04

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting	<u>Overpaid</u>		Date <u>8/9/05</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)