

Planning \$	5.00
TCP \$	—
Drainage \$	—
SIF\$	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2635 North 7th Street
 Parcel No. 2945-112-06-971
 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. Marys Hospital
 Address 2635 North 7th Street
 City / State / Zip Grand Junction Co 81502

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 RD
 City / State / Zip Grand Junction Co 81505
 Telephone (970) 242-3548

* FOR CHANGE OF USE:
 *Existing Use: MEDICAL OFFICE
 *Proposed Use: SLEEP LAB
 Estimated Remodeling Cost \$ 300,000
 Current Fair Market Value of Structure \$ 50,000,000

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 _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>EXISTING</u>
Maximum Height of Structure(s) _____ Ingress / Egress _____	Special Conditions: _____
Voting District _____ Location Approval _____ (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 1-18-06
 Department Approval [Signature] Date 1-18-06

Additional water and/or sewer tap fee(s) are required: YES NO <u>NO</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>1/18/06</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)