

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

12157-7575

Converting dialysis to offices

Building Address 2635 North 7th Street

Parcel No. 2945-112-00-971

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name St. Marys Hospital

Address 2635 North 7th Street

City / State / Zip Grand Junction Co 81505

**APPLICANT INFORMATION:**

Name PNCI Construction

Address 553 25 1/2 RD

City / State / Zip Grand Junction Co 81505

Telephone (970) 242-3548

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing 2500 Sq. Ft. Proposed 2500

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\* FOR CHANGE OF USE:**

\*Existing Use: Dialysis

\*Proposed Use: Administration offices

Estimated Remodeling Cost \$ 400,000

Current Fair Market Value of Structure \$ 49,427,140.

**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 \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_

Voting District \_\_\_\_\_ Ingress / Egress 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 1-31-06

Department Approval [Signature] Date 1-31-06

Additional water and/or sewer tap fee(s) are required:	YES	NOL <input checked="" type="checkbox"/>	W/O No. <u>No change in use</u>
Utility Accounting <u>CM Call</u>	Date <u>1/31/06</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)