

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

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

BLDG PERMIT NO.
FILE #

18281-11721

Building Address 1160 Patterson Rd
Parcel No. 2945-024-23-971
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 5 No. Proposed 0
Sq. Ft. of Existing _____ Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel 4.235 ac
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name St. Mary's Hospital
Address 2635 N 7th Street
City / State / Zip Grand Jct., CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior Remodel

APPLICANT INFORMATION:

Name R & G Enterprises
Address 2525 High Country Ct., #B
City / State / Zip Grand Jct., CO 81501
Telephone 245-2046

* FOR CHANGE OF USE:
*Existing Use: Remod/Kitchen/Remod Office
*Proposed Use: Conf Room
Estimated Remodeling Cost \$ 230,000.00
Current Fair Market Value of Structure \$ 5849,016

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 <u>Del PD plan</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
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 Donald Lambert Date 11/9/06
Department Approval Jason A. Davis Date 11/09/2006

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u> W/O No. <u>NOWTR / NDSWR Change</u>
Utility Accounting <u>0</u> Date <u>11/9/06</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)