

Planning \$ <u>Paid</u>	Drainage \$ <u>No</u>
TCP \$ <u>22,322.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-289</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 3090 N. 12th STREET
 SUBDIVISION NA
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-013-20-002
 SQ. FT. OF EXISTING BLDG(S) -
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~_____~~

OWNER HOSPICE & PALLIATIVE CARE OF WESTERN CO.
 ADDRESS 2754 COMPASS DRIVE, SUITE 377
 CITY/STATE/ZIP GRAND JUNCTION, CO 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE - AFTER -
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) -

APPLICANT BLITHE DESIGN + CO
 ADDRESS 618 ROOD AVE
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501
 TELEPHONE 970-242-1058

DESCRIPTION OF WORK & INTENDED USE: Construction of new Inpatient & administration facility connected by interior bridge.

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 P.D.
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
Per Plan
 MAX. HEIGHT _____
 MAX. COVERAGE OF LOT BY STRUCTURES N/A (P.D.)

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 123 incl. 8 H.C.
 SPECIAL CONDITIONS: Grease interceptor req. min. Capacity of 1100 gallons w/ at least two compartments.

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 Julie Szele
 Department Approval Jan V. Bowen

Date 2/9/06 (REVISED)
 Date 4-10-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>20151</u>
Utility Accounting <u>[Signature]</u>			Date <u>4-17-07</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)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; mike.mossburg@co.mesa.co.us; Wend...
Date: 4/12/2007 7:49 AM
Subject: RE: Hospice & Palliative Care of Western Colorado

4/12/07

Based on information submitted to this office, Hospice & Palliative Care of Western Colorado Inpatient Care Facility, located at 3090 North 12th Street, will be required to install a grease interceptor having a minimum capacity of 1100 gallons and having at least two compartments. The facility has indicated it will install a 1500 gallon interceptor which is acceptable to Industrial Pretreatment.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.