

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2006-359</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 2635 N. 7th ST

TAX SCHEDULE NO. 2945-112-00-971

SUBDIVISION N/A

SQ. FT. OF EXISTING BLDG(S) 575,000 SF

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 500 SF

OWNER ST MARY'S HOSPITAL

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION

ADDRESS 2635 N. 7th ST

CITY/STATE/ZIP GRAND JCT, CO 81501

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER N/A
 CONSTRUCTION

APPLICANT ROBERT D JENKINS

USE OF ALL EXISTING BLDG(S) HOSPITAL

ADDRESS 2635 N. 7th ST

CITY/STATE/ZIP GRAND JCT, CO 81501

TELEPHONE 970-256-1980

DESCRIPTION OF WORK & INTENDED USE: AMBULANCE
 ENTRANCE & CANOPY AND TEMP AIR
 DUCT (HVAC) AND SOUTHEAST RING
 ROAD.

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 <u>PD, Planned Development</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <u>TO BE INSTALLED AT COMPLETION OF TOWER PROTECT.</u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>N/A</u>	SPECIAL CONDITIONS: <u>PER APPROVED PLAN SET DRAWINGS.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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 12/15/06
 Department Approval Jeff A. Peterson Date 2-16-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <input checked="" type="checkbox"/>
Utility Accounting <u>Kate Anderson</u>			Date <u>2/16/07</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)