

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A

BLDG PERMIT NO.
FILE # JPR-2006-220

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

2320 N 7th Street
 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS ~~800 N. DOCKELIFF~~
 SUBDIVISION N/A
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-111-02-971

SQ. FT. OF EXISTING BLDG(S) 720 sq ft + 3,500 sq ft
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER ST. MARY'S HOSPITAL
 ADDRESS 2625 N. 7TH ST.
 CITY/STATE/ZIP _____

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

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

APPLICANT ROBERT D. JENKINS
 ADDRESS 2625 N. 7TH ST.
 CITY/STATE/ZIP GRAND JUNCTION, CO
 TELEPHONE 256-1980

USE OF ALL EXISTING BLDG(S) TEMP. HELICOPTER SERVICE AREA.

DESCRIPTION OF WORK & INTENDED USE:
 ABOVE GROUND FUEL TANK
 FOR HELICOPTER SERVICE AREA.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

(AREA TO BE REMOVED ONCE CENTRAL PROJECT IS COMPLETED.)

ZONE PD, PLANNED DEVELOPMENT	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: N/A
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: PER APPROVED PLAN SET DRAWINGS.
MAX. HEIGHT N/A	
MAX. COVERAGE OF LOT BY STRUCTURES N/A	

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 [Signature] Date 10-19-07
 Department Approval [Signature] Date 10-17-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>temporarily W/B removed</u>
Utility Accounting <u>[Signature]</u>	Date 10-19-07

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)

Planning \$	N/A	Drainage \$	N/A
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Grand Junction Community Development Department

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BUILDING ADDRESS 800 N. BOOKCLIFF
 SUBDIVISION N/A
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-111-02-971
 SQ. FT. OF EXISTING BLDG(S) 720 ϕ + 3,500 ϕ
MODULAR HANGER
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER ST. MARY'S HOSPITAL
 ADDRESS 2625 N. 7TH ST.
 CITY/STATE/ZIP _____

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

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(AREA TO BE REMOVED ONCE CERTAIN SUBJECT IS COMPLETED.)

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SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
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MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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Utility Accounting <u>[Signature]</u>			Date <u>10-19-07</u>

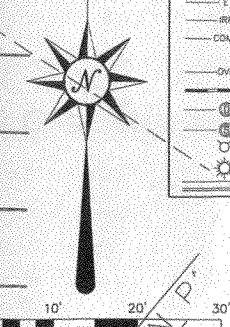
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Wendy Spore*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

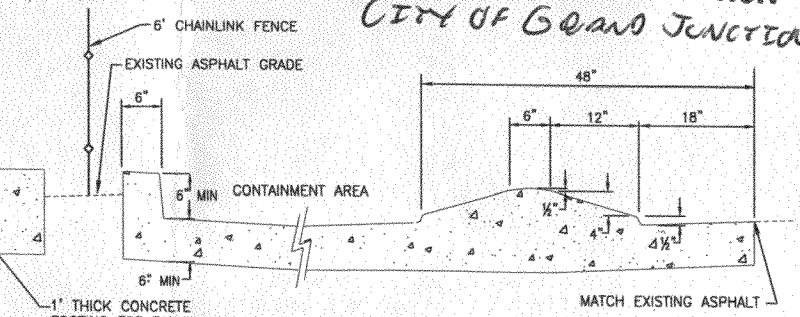
LEGEND

	WATER
	GAS
	ELECTRIC
	IRRIGATION
	UNDERGROUND TELEPHONE OR FIBER OPTIC LINE
	OVERHEAD ELECTRIC LINES
	STORM SEWER (PROPOSED)
	STORM SEWER (EXISTING)
	SANITARY SEWER
	FIRE HYDRANT
	LIGHT POLE (EXISTING)
	CURB & GUTTER

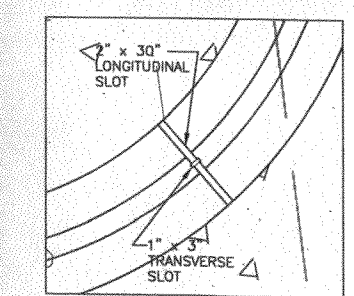


JAP 10-17-07

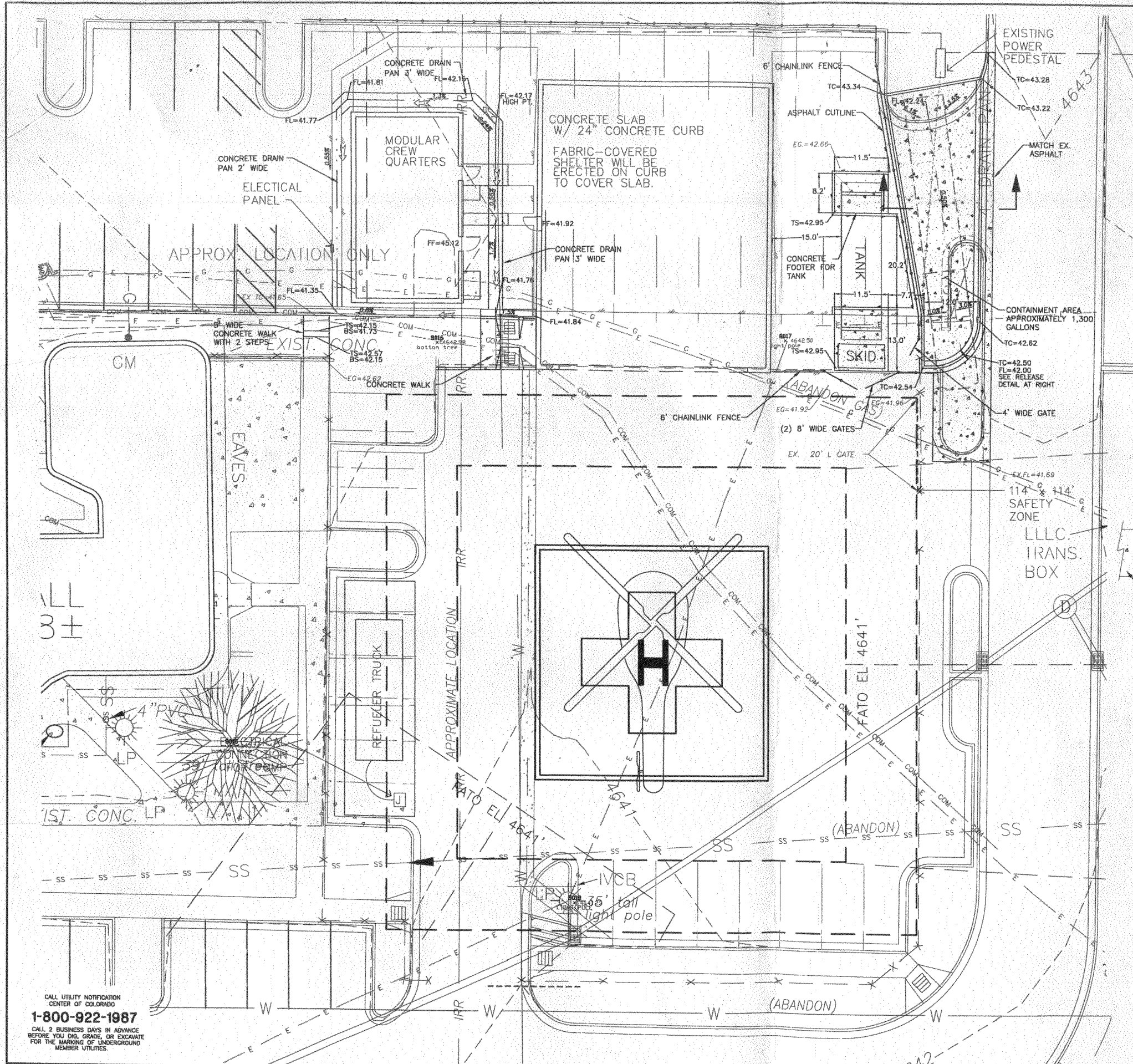
APPROVED FOR CONSTRUCTION
 CITY OF GRAND JUNCTION



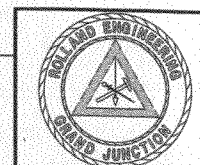
DRIVE OVER CURB CONTAINMENT SECTION



CONTAINMENT RELEASE DETAIL



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

File Name: 5076\HeliPod\CO.00f.dwg/(10)			
ST. MARY'S HOSPITAL TEMPORARY HELICOPTER PAD DRAINAGE IMPROVEMNTS			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rev	of
	9/20/07	8045	CO.1