

Planning \$ <u>0</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

3615D-7860

BUILDING ADDRESS 3070 N. 12TH
 SUBDIVISION PCP SERVICES/HOSPICE CARE
 FILING _____ BLK _____ LOT 2

TAX SCHEDULE NO. 2945-013-20-002
 SQ. FT. OF EXISTING BLDG(S) 36,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER HOSPICE + PALIATIVE CARE
 ADDRESS 3070 N 12TH
 CITY/STATE/ZIP GRAND JUNCTION, CO 81504

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT FCI
 ADDRESS 3070 I 70B, BLDG A
 CITY/STATE/ZIP GRAND JUNCTION, CO 81504
 TELEPHONE (970) 434-9093

USE OF ALL EXISTING BLDG(S) HOSPICE IN-PATIENT
+ ADMINISTRATIVE
 DESCRIPTION OF WORK & INTENDED USE: MOVE INTERIOR

(WALL, CHANGE 2 DOORS TO DOUBLE-EGRESS NO WTR/SWR CHANGES)

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____ SPECIAL CONDITIONS: <u>Interior Remodel</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Wendy Spurr Date 9/3/08
 Planning Approval Wendy Spurr Date 9/3/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR/SWR CHARGE</u>
Utility Accounting <u>2</u>	Date <u>9/3/08</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)

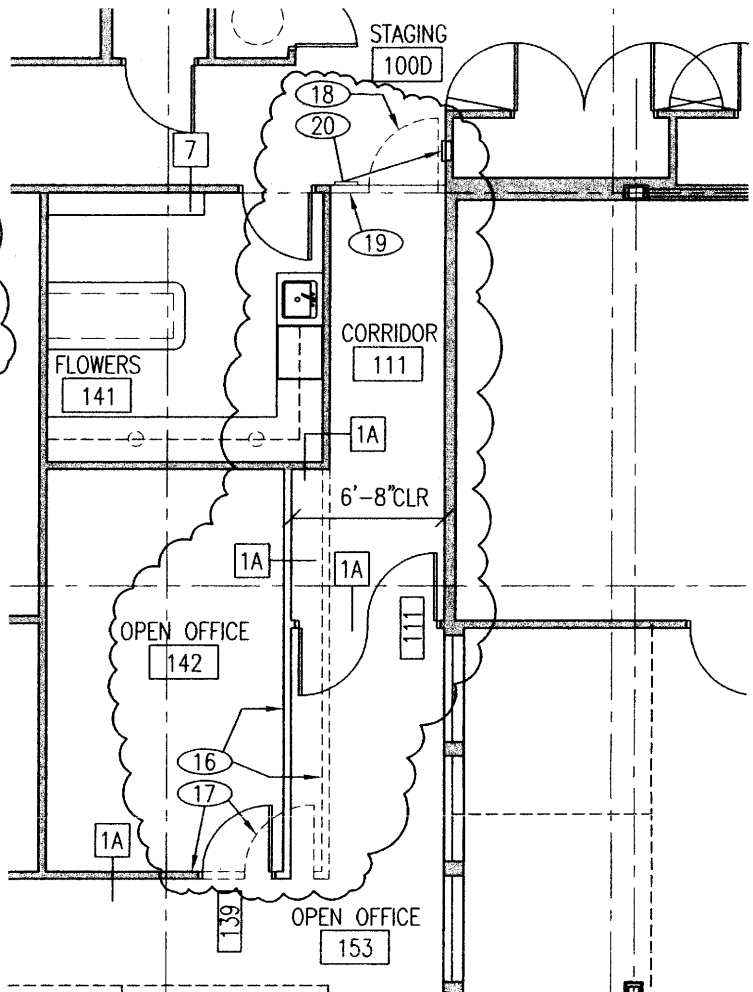
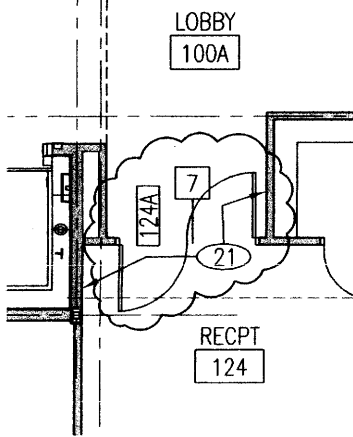
KEY NOTES

- (16) DEMO EXISTING WALL & MOVE TO NEW LOCATION INDICATED. SALVAGE MATERIALS FOR REUSE WHERE POSSIBLE. REF PLAN FOR WALL TYPE. PATCH & REPAIR EFFECTED AREAS & MATCH EXISTING FINISHES. MOVE POWER AND TELEPHONE/DATA OUTLETS FOR RE-INSTALLATION IN SIMILAR LOCATIONS IN NEW WALL.
- (17) RELOCATE EXISTING DOOR, FRAME AND HARDWARE TO NEW LOCATION AS INDICATED IN PLAN. MOVE EXISTING LIGHT SWITCHES TO BE DIRECTLY WEST OF DOOR IN ITS NEW LOCATION.
- (18) DEMO EXISTING DOOR, FRAME AND HARDWARE. SALVAGE DOOR AND HARDWARE AND SAVE PER OWNER'S INSTRUCTIONS.
- (19) DEMO EXISTING MTL STUD & GWB WALL BELOW EL 8'-0" AFF. PATCH AND REPAIR AT EFFECTED WALL INTERSECTIONS AND MATCH EXISTING FINISHES. WALL ABOVE 8'-0" IS TO REMAIN AS CEILING BULKHEAD.
- (20) RELOCATE EXISTING FIRE EXTINGUISHER CABINET TO NEW WALL LOCATION AS INDICATED, AND AT SAME HEIGHT AFF. PATCH AND REPAIR AS REQUIRED.
- (21) REVISE DOOR HARDWARE FOR OPPOSING SWING OF DOORS AS INDICATED. PROVIDE MAGNETIC HOLD-OPENS AT EA DOOR TIED TO FIRE ALARM. PROVIDE INTEGRAL SWITCH FOR MANUAL RELEASE OF HOLD-OPENS.

GENERAL NOTES

- 9. PATCH & REPAIR EXISTING AM TILE CEILING.
- 10. PATCH & REPAIR EXISTING CARPET & PROVIDE TRANSITION STRIP FROM CARPET TO VINYL FLOORING @ NORTH END OF CORRIDOR 111.
- 11. RELOCATE EXISTING EXIT SIGN ABOVE SOUTH SIDE OF DOOR 111 TO SAME POSITION RELATIVE TO DOOR'S NEW LOCATION.

ACCEPTED Wendy Spurr
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



PR-56

 HOSPICE INPATIENT AND ADMINISTRATIVE FACILITY
 GRAND JUNCTION, COLORADO

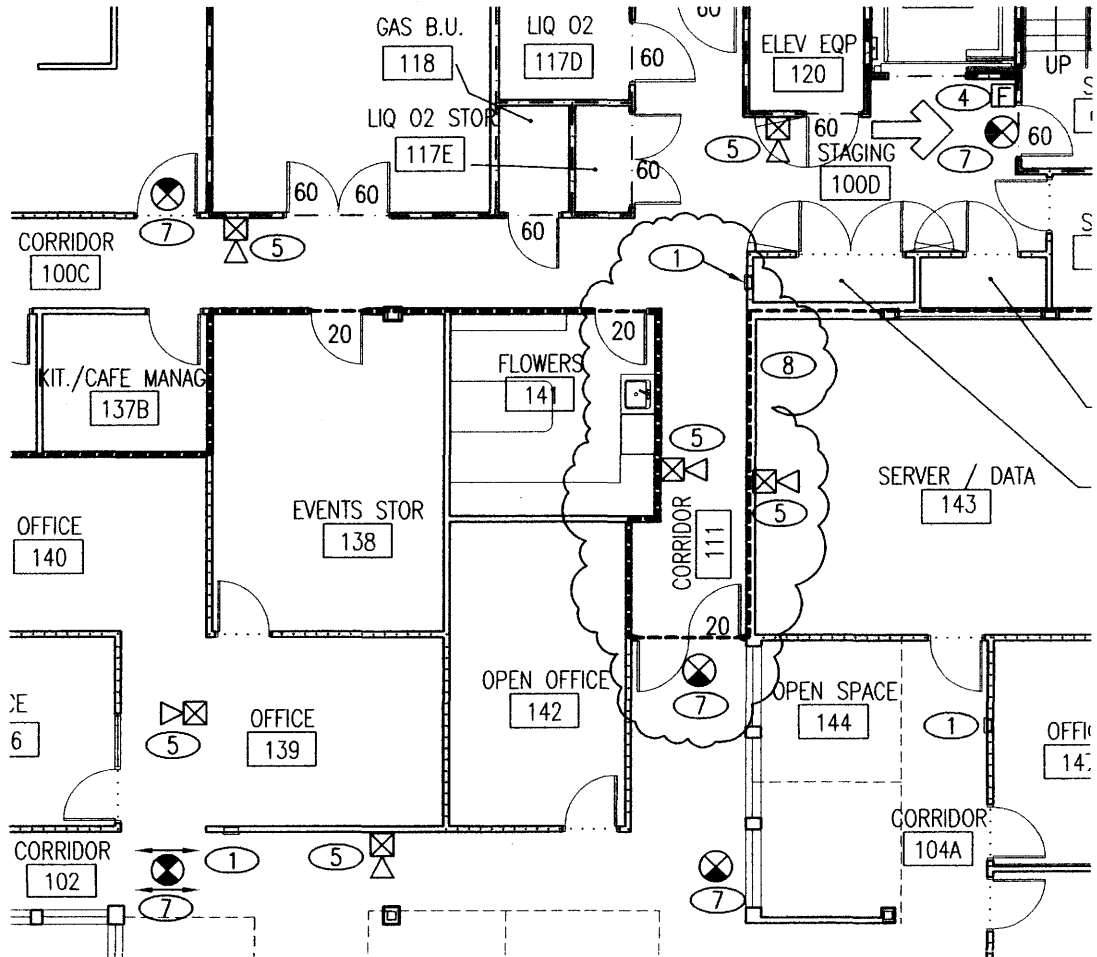
Date 08/28/08 Drawn by JBS
 Scale 1/8"=1'-0" Drawing# A1-1
 Sketch#
 SK(A1-1)-8

BLYTHE
 GROUP co.
 The Art & Science of Construction
 618 Rood Avenue
 Grand Junction, CO 81501
 office: 970.242.1058
 www.theblythegroup.com

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

LEGEND

- 0-HR FIRE RATED SMOKE PARTITION
- 1-HR FIRE RATED SMOKE BARRIER
- 1-HR FIRE BARRIER
- ← EXIT TO EXTERIOR



1
A1-0

LOWER LEVEL LIFE SAFETY PLAN

3/32"=1'-0"

DRAWING

PR-56 HOSPICE INPATIENT AND ADMINISTRATIVE FACILITY GRAND JUNCTION, COLORADO	Date 08/28/08	Drawn by JBS	BLYTHE GROUP co. The Art & Science of Construction <small>618 Rood Avenue Grand Junction, CO 81501 office: 970.242.1058 www.theblythegroup.com</small>
	Scale 3/32"=1'-0"	Drawing# A1-0	
	Sketch#		
SK(A1-0)-4			